

Campbell Road, Brighton

£525,000 - £550,000



- A rare opportunity to acquire this ground and first floor five bedroom maisonette
- Arranged as an HMO producing an income of £45,960 per annum
- Share of freehold
- Popular location close to Brighton station
- No onward chain

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3 Campbell Road, Brighton, BN1 4QD



A rare opportunity to acquire a spacious five-bedroom maisonette, spanning both ground and first floors. This versatile property is currently operating as a House in Multiple Occupation (HMO), generating an impressive annual income of £45,960, making it an ideal investment for discerning buyers.

Each bedroom is well-proportioned, providing ample space for tenants or family members, ensuring comfort and privacy. The property boasts a robust annual income, providing a solid return on investment for those looking to expand their property portfolio.

This property is offered with no onward chain, allowing for a smooth and efficient transaction process. Enjoy the added security and benefits of owning a share of the freehold, providing greater control over the management of the property.

The maisonette features both a bathroom and a shower room, catering to the needs of multiple occupants and enhancing overall convenience. Situated in a highly sought-after central location, the property is just a stone's throw away from Brighton mainline station, offering excellent transport links and easy access to the vibrant amenities of Brighton, including shops, restaurants, and entertainment.



Accommodation

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM/ KITCHEN
12' 6" x 11' 2" (3.81m x 3.4m)

BEDROOM ONE
10' 10" x 9' 10" (3.3m x 3m)

BATHROOM

FIRST FLOOR

BEDROOM TWO
11' 0" x 10' 10" (3.35m x 3.3m)

BEDROOM THREE
11' 2" x 8' 2" (3.4m x 2.49m)

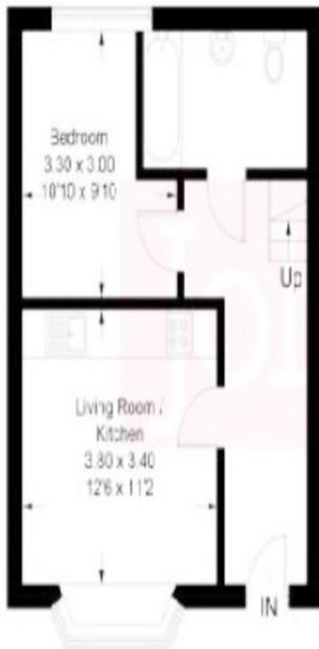
BEDROOM FOUR
11' 2" x 7' 7" (3.4m x 2.31m)

SECOND FLOOR

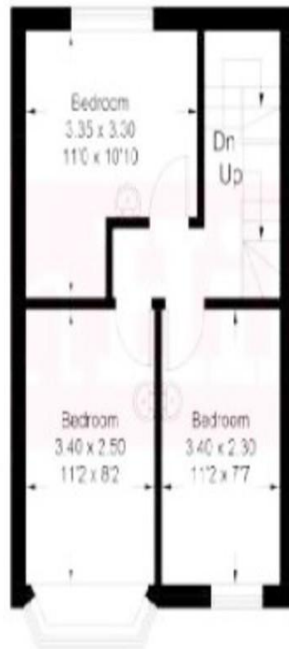
BEDROOM FIVE
15' 9" x 14' 5" (4.8m x 4.39m)

ENSUITE SHOWER ROOM

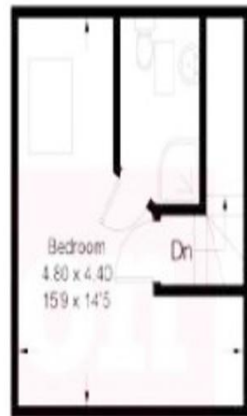
Approximate Gross Internal Area = 90.2 sq m / 1063 sq ft



Ground Floor



First Floor



Second Floor





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

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