

PHILLIPS & STILL

St. Pauls Street, Brighton

Guide Price £425,000 -£450,000



- A four bedroom terraced freehold property
- Arranged as an HMO
- Popular location close to universities
- Current rent is £32,300 per annum
- No onward chain

To view all our homes: phillipsandstill.co.uk

16 St. Pauls Street, Brighton, BN2 3HR

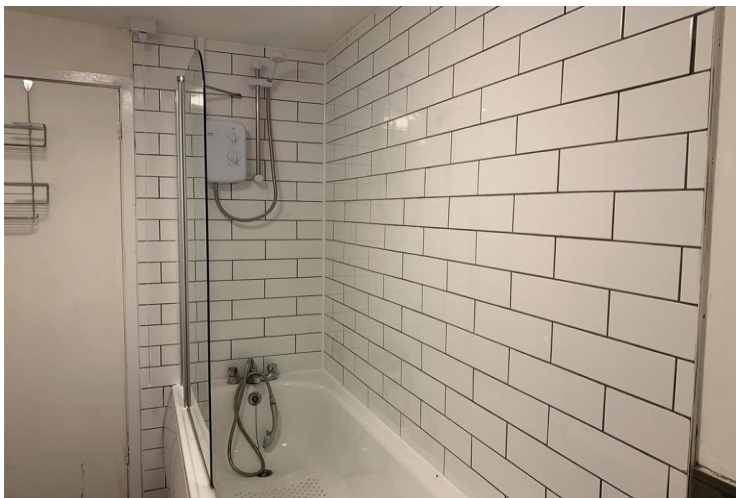


We are delighted to present this well-maintained 4-bedroom terrace house located on St. Paul's Street, Brighton. This property is a licensed House of Multiple Occupation (HMO), making it an excellent investment opportunity for landlords or investors looking for a property that is already generating a solid rental income.

Situated in a prime location, this property benefits from its proximity to Brighton's major universities, making it highly appealing to student tenants. With excellent transport links and local amenities nearby, it offers convenience and accessibility for its occupants.

Currently, the property generates a rental income of £32,300 per annum, providing a strong and immediate return on investment. The property is being offered with no onward chain, ensuring a smooth and straightforward purchase process for the buyer.

This terrace house presents a brilliant investment in a sought-after area of Brighton, offering an established income stream without the need for further development or upgrades. It is ideal for those looking to invest in a hassle-free property with consistent rental demand.



Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM

10' 10" x 10' 1" (3.3m x 3.07m)

BEDROOM

11' 3" x 9' 0" (3.43m x 2.74m)

FIRST FLOOR

BEDROOM

14' 2" x 9' 11" (4.32m x 3.02m)

BEDROOM

10' 11" x 8' 10" (3.33m x 2.69m)

LOWER GROUND FLOOR

SITTING ROOM

13' 10" x 10' 10" (4.22m x 3.3m)

KITCHEN

9' 3" x 7' 10" (2.82m x 2.39m)

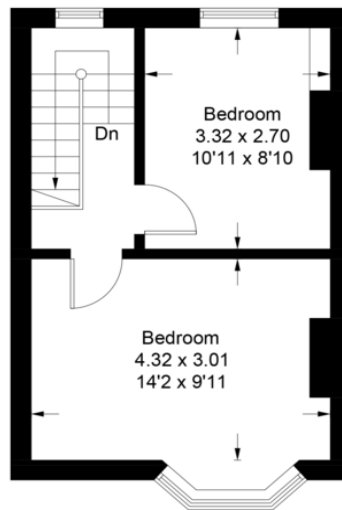
FAMILY BATHROOM

OUTSIDE

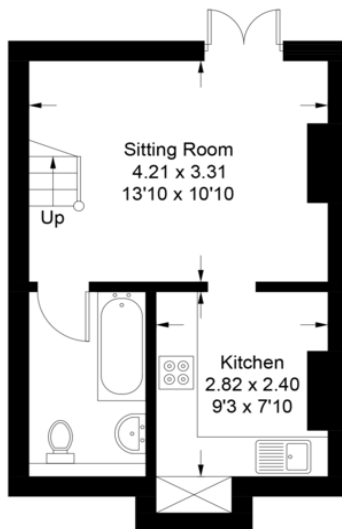
PRIVATE REAR PATIO GARDEN

St. Pauls Street, Brighton, BN2 3HR

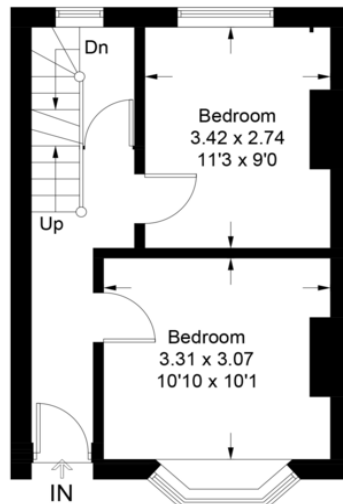
Approximate Gross Internal Area = 85.7 sq m / 922 sq ft



First Floor



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024





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		88 B
69-80	C		
55-68	D	63 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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www.phillipsandstill.co.uk