



PHILLIPS & STILL

ST. MARY MAGDALENE STREET, BRIGHTON  
GUIDE PRICE £475,000 - £500,000





Located on St. Mary Magdalene Street in the vibrant city of Brighton, this spacious four-bedroom terrace house presents an exceptional investment opportunity for buy-to-let investors. Licensed as a House in Multiple Occupation (HMO), this property generates an impressive annual income of £39,000, offering a strong and consistent rental yield.

The property's location is ideal for attracting tenants, particularly students, as it is within close proximity to the city center and well-connected by routes to the University of Brighton and other educational institutions. Brighton's dynamic rental market, driven by its large student population, makes this home particularly appealing for investors seeking long-term returns.

With a layout designed to maximize space and comfort, the house provides generous living accommodations across four bedrooms, making it a highly desirable option for tenants. The terrace offers a combination of both convenience and comfort in one of Brighton's most sought-after neighborhoods. For investors, this property represents a rare chance to acquire a high-yielding, fully compliant HMO in a prime location, with the potential for continued strong rental demand.

**GROUND FLOOR**

ENTRANCE HALL

BEDROOM

10' 6" x 10' 4" (3.2m x 3.15m)

BEDROOM

10' 11" x 8' 5" (3.33m x 2.57m)

**FIRST FLOOR**

BEDROOM

10' 4" x 8' 10" (3.15m x 2.69m)

BEDROOM

10' 11" x 8' 5" (3.33m x 2.57m)

BATHROOM

**LOWER GROUND FLOOR**

BEDROOM

13' 6" x 9' 6" (4.11m x 2.9m)

SHOWER ROOM

SITTING ROOM / KITCHEN

20' 1" x 13' 00" (6.12m x 3.96m)

OUTSIDE

REAR PATIO GARDEN

**St Mary Magdalene Street, Brighton, BN2 3HU**

Approximate Gross Internal Area = 91.8 sq m / 988 sq ft

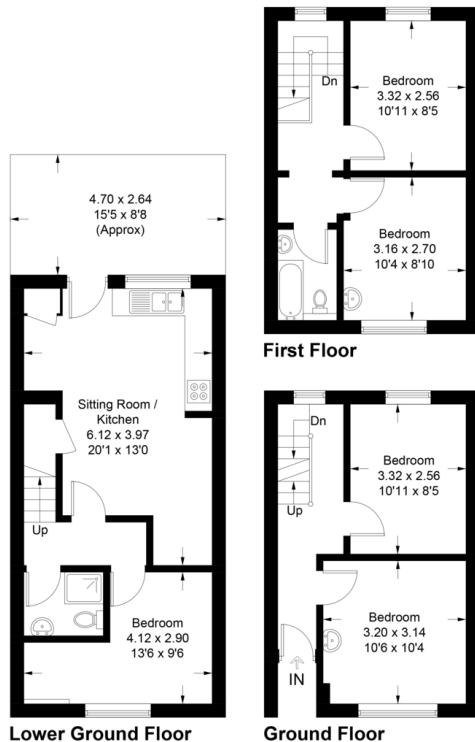


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys © 2024

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 70 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 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

