

Sillwood Road, Brighton

£700,000



- A three storey freehold period property
- Arranged as three separate units
- Producing a rental income of £3,125 PCM
- Perfect investment purchase
- No onward chain

29 Sillwood Road, Brighton, BN1 2LE



This exceptional three-story freehold property on Sillwood Road in Brighton presents an outstanding investment opportunity, available with no onward chain for a seamless purchase experience. Currently arranged as three separate, self-contained units, this property generates an impressive income of £37,500 per calendar month, offering a lucrative return in one of the UK's most desirable and vibrant coastal cities.

Each unit within the property has been thoughtfully configured to maximize both space and functionality, providing comfortable living areas ideal for Brighton's high-demand rental market. Each unit offers well-designed interiors with a layout that emphasizes privacy and convenience, appealing to a range of tenants, from young professionals to students. The versatility in design allows for the potential to keep the property as separate units or to combine into a larger, unified residence if desired.

Positioned on Sillwood Road, the property benefits from a prime central location, only a short stroll from Brighton's iconic seafront and moments away from the city's renowned Lanes, filled with boutique shops, charming cafes, and a vibrant nightlife. Additionally, this property is well-connected to public transport links, providing convenient access across Brighton and to nearby cities, making it highly attractive to commuters as well as those working within the city.

With its ideal location, substantial rental income, and flexible layout, this property is an ideal investment for those looking to secure a strong asset in Brighton's robust property market. Offering no onward chain, it allows for a straightforward purchase and the opportunity to immediately benefit from a high-yield rental income in a location where demand consistently outweighs supply.



Accommodation

LOWER GROUND FLOOR FLAT

ENTRANCE HALL

BEDROOM

12' 2" x 11' 7" (3.71m x 3.53m)

SITTING ROOM

14' 11" x 10' 10" (4.55m x 3.3m)

KITCHEN

12' 2" x 7' 1" (3.71m x 2.16m)

BATHROOM

OUTSIDE

PATIO GARDEN

GROUND FLOOR FLAT

ENTRANCE HALL

SITTING ROOM

12' 00" x 11' 7" (3.66m x 3.53m)

BATHROOM

BEDROOM

9' 10" x 9' 8" (3m x 2.95m)

CLOAKROOM

KITCHEN

9' 6" x 7' 2" (2.9m x 2.18m)

BEDROOM

8' 8" x 7' 3" (2.64m x 2.21m)

FIRST FLOOR FLAT

KITCHEN

6' 9" x 5' 9" (2.06m x 1.75m)

SITTING ROOM

12' 10" x 8' 11" (3.91m x 2.72m)

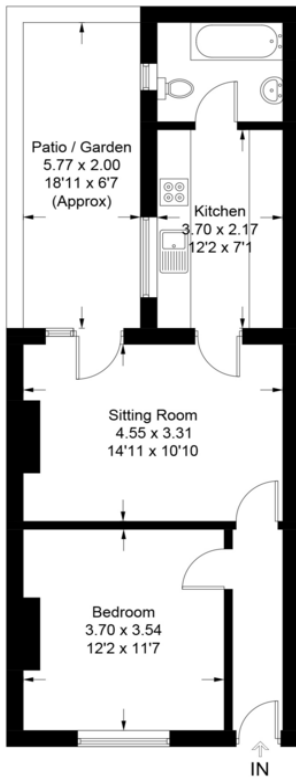
BEDROOM

9' 10" x 8' 00" (3m x 2.44m)

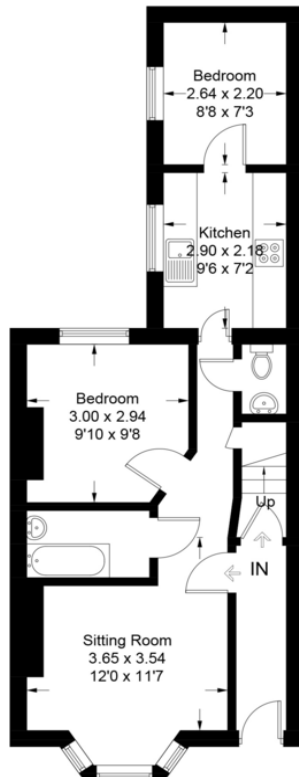
SHOWER ROOM

Sillwood Road, Brighton, BN1 2LE

Approximate Gross Internal Area = 134.5 sq m / 1448 sq ft



Lower Ground Floor



Ground Floor



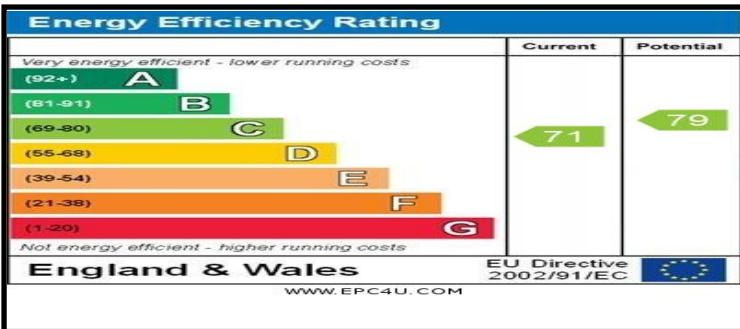
First Floor



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.



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.

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.

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www.phillipsandstill.co.uk