

# PHILLIPS & STILL

Lewes Road, Brighton

Guide Price £350,000 - £375,000



- Delightful three bedroom HMO
- Ideal student location
- Close to town and routes to university
- Tenants in situ until September 2025
- Annual income of £30,000 per annum

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



This three-bedroom HMO house on Lewes Road, Brighton, is an ideal investment, currently generating a reliable income of £30,000 per annum. Each of the three bedrooms benefits from its own en-suite bathroom, ensuring privacy and comfort for tenants. This setup is particularly attractive to students and young professionals, offering them both convenience and a high standard of living. The property also includes a small garden, providing a pleasant outdoor space for relaxation.

The location on Lewes Road is a major advantage, positioned within easy reach of Brighton's universities, making it highly desirable for student tenants. The area is vibrant, with a wide range of local amenities including cafes, shops, and supermarkets, as well as excellent transport links to the city centre and beyond. The combination of its prime location, strong rental demand, and current income stream makes this property an appealing investment opportunity, offering both immediate returns and long-term growth potential in Brighton's thriving rental market.



# Accommodation

## GROUND FLOOR

ENTRANCE HALL

BEDROOM

11' 11" x 11' 1" (3.63m x 3.38m)

ENSUITE SHOWER ROOM

PATIO GARDEN

LOWER GROUND FLOOR

SITTING ROOM / KITCHEN

13' 11" x 10' 9" (4.24m x 3.28m)

W.C

BEDROOM

14' 1" x 10' 4" (4.29m x 3.15m)

ENSUITE SHOWER ROOM

FIRST FLOOR

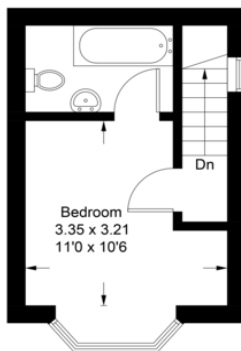
BEDROOM

11' 0" x 10' 6" (3.35m x 3.2m)

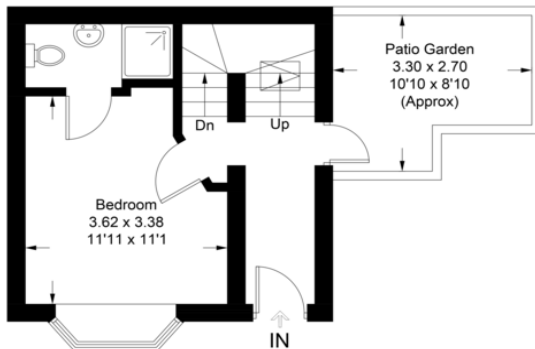
ENSUITE BATHROOM

## Lewes Road, Brighton, BN2 3HQ

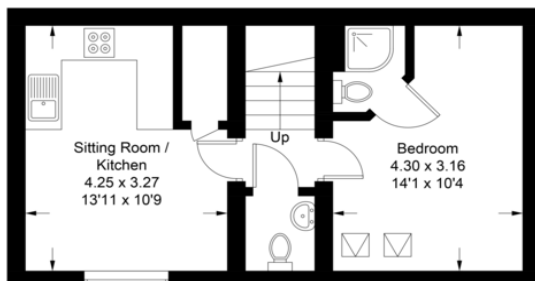
Approximate Gross Internal Area = 76.0 sq m / 818 sq ft



**First Floor**



**Ground Floor**



**Lower Ground Floor**

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



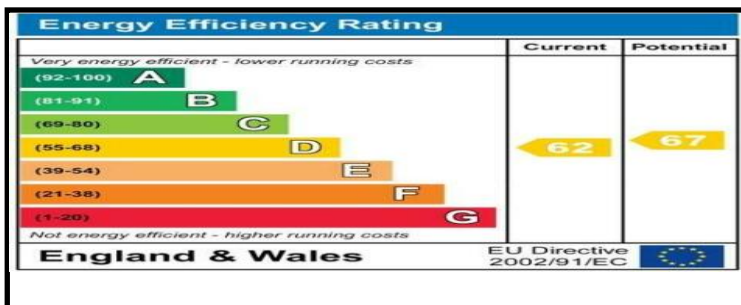




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto: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 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](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.brighton-hove.gov.uk](http://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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