

Staplefield Drive, Brighton

Guide Price £350,000 - £375,000



- A delightful 4/5 bedroom semi-detached house
- Fantastic location with good transport links to the City Centre
- Previously a licenced HMO with an annual income of £36,000 P/A
- Perfect home or investment opportunity
- Chain free

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15 Staplefield Drive, Brighton, BN2 4RJ



Nestled in the desirable area of Staplefield Drive, Brighton, this spacious 4/5-bedroom property offers a superb investment opportunity with proven high rental yields. Previously operating as a licensed five-bedroom HMO, the property delivered a robust annual income of £36,000, making it an attractive proposition for investors aiming to maximize returns. With Brighton's universities just a short commute away, this property is particularly well-suited to students and young professionals, ensuring a steady demand in the rental market.

Inside, the house features a flexible and versatile layout, easily accommodating a range of living arrangements. The spacious interior includes bright, well-proportioned rooms that can function as either bedrooms or living spaces, allowing for both communal and private areas to be tailored as needed. The home's generous communal spaces lend themselves perfectly to social gatherings, or relaxing downtime, providing tenants with the ideal balance of comfort and functionality. A sizeable kitchen with ample storage, modern fittings, and adjacent dining space further enhance the home's appeal, promoting a sense of community among occupants while ensuring convenience and efficiency.



Accommodation

GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM/BEDROOM
11' 00" x 11' 6" (3.35m x 3.51m)

KITCHEN/BREAKFAST ROOM
16' 1" x 9' 2" (4.9m x 2.79m)

BEDROOM
10' 10" x 11' 6" (3.3m x 3.51m)

REAR GARDEN

FIRST FLOOR

BEDROOM
10' 4" x 10' 10" (3.15m x 3.3m)

BEDROOM
11' 6" x 11' 6" (3.51m x 3.51m)
BATHROOM

SEPERATE W.C

BEDROOM
9' 10" x 5' 4" (3m x 1.63m)

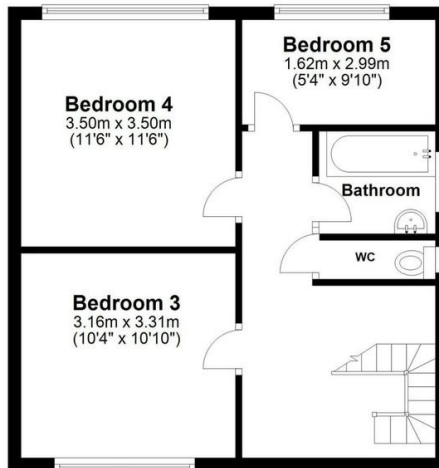
Ground Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.9 sq. feet)



Total area: approx. 87.0 sq. metres (936.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant.
Plan produced using PlanUp.

Staplefield Dr, Brighton





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		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note:

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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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