

PHILLIPS & STILL

Hollingbury Road, Brighton

Asking Price £450,000



- 4 DOUBLE BEDROOM HMO
- IDEAL STUDENT LOCATION
- SPACIOUS THROUGHOUT
- OPEN PLAN KITCHEN/LIVING ROOM
- LARGE GARDEN

To view all our homes: phillipsandstill.co.uk

Hollingbury Road, Brighton, BN1 7JB



This maisonette is a spacious four-bedroom property (HMO), perfect individuals seeking ample living space. The open plan design of the kitchen and living room creates a light and airy atmosphere, allowing for seamless interaction and a sense of togetherness within the household.

One of the highlights of this maisonette is the large garden. This outdoor space offers a delightful retreat, providing opportunities for relaxation, gardening, or outdoor activities. The garden adds value to the property, allowing for enjoyment of outdoor living and potential for customization according to personal preferences.

Additionally, this maisonette includes a spacious roof terrace. The terrace provides an ideal spot for enjoying sunsets, hosting small gatherings, or simply enjoying some fresh air without leaving the comfort of home.

The location of this property is close to universities, making it an attractive choice for students, faculty members, or anyone who requires easy access to academic institutions. The proximity to universities ensures convenience and reduces commuting time, allowing for a more comfortable and efficient lifestyle.

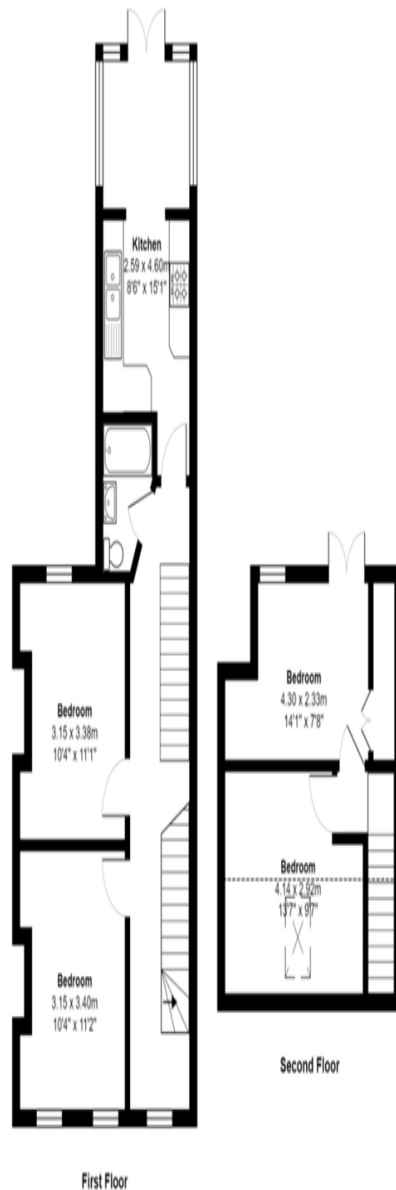
Overall, this maisonette offers a spacious living area, a family bathroom, a large garden, and a spacious roof terrace. With its ideal location and potential for customization, this property presents an excellent investment opportunity for those looking to capitalize on the rental market. The property has an annual income of £29,400.



Picture this...

The current owner collects a very attractive rental yield for this property making it a brilliant asset to any investor's portfolio!

Why not take a short stroll into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle.



Accommodation

FIRST FLOOR

ENTRANCE HALL

BEDROOM FOUR
10' 4" x 11' 2" (3.15m x 3.4m)

BEDROOM THREE
10' 4" x 11' 1" (3.15m x 3.38m)

BATHROOM

KITCHEN/ LIVING ROOM
8' 6" x 15' 1" (2.59m x 4.6m)

SECOND FLOOR

BEDROOM TWO
14' 1" x 7' 8" (4.29m x 2.34m)

BEDROOM ONE
13' 7" x 9' 7" (4.14m x 2.92m)

OUTSIDE

REAR GARDEN

ROOF TERRACE





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		
55-68	D	67 D	74 C
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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