

PHILLIPS & STILL

Ditchling Road, Brighton

Asking Price £300,000



- Three bedroom maisonette
- Good size rear garden
- Currently rented for £21,060 per annum
- Perfect student investment
- Highly desirable fiveways location

To view all our homes: phillipsandstill.co.uk

132a Ditchling Road, Brighton, BN1 4SG



This three double bedroom maisonette is an excellent investment opportunity, particularly for students. Situated in the highly desirable area of Five Ways, it offers convenient access to numerous local amenities.

The property features three spacious double bedrooms, providing ample space for tenants. With its generous size, this maisonette offers a comfortable and private living arrangement for each resident.

One of the standout features of this property is the good size rear garden. This outdoor space provides a pleasant area for relaxation or socializing, allowing tenants to enjoy the outdoors without leaving the comfort of their own home.

Currently, the maisonette is rented out for £21,060 per year, making it a lucrative investment option. This consistent rental income adds to the appeal of this property, making it an attractive choice for investors seeking a reliable source of rental returns.

Overall, this three double bedroom maisonette is an ideal student investment due to its spacious layout, convenient location, and attractive rental income. With its close proximity to local amenities and its well-maintained garden, it presents a highly desirable option for both tenants and investors alike.



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 the wide range of bars, restaurants and shops on offer. This city really is known for its entertainment and lifestyle.

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Approximate Gross Internal Area = 66.7 sq m / 718 sq ft

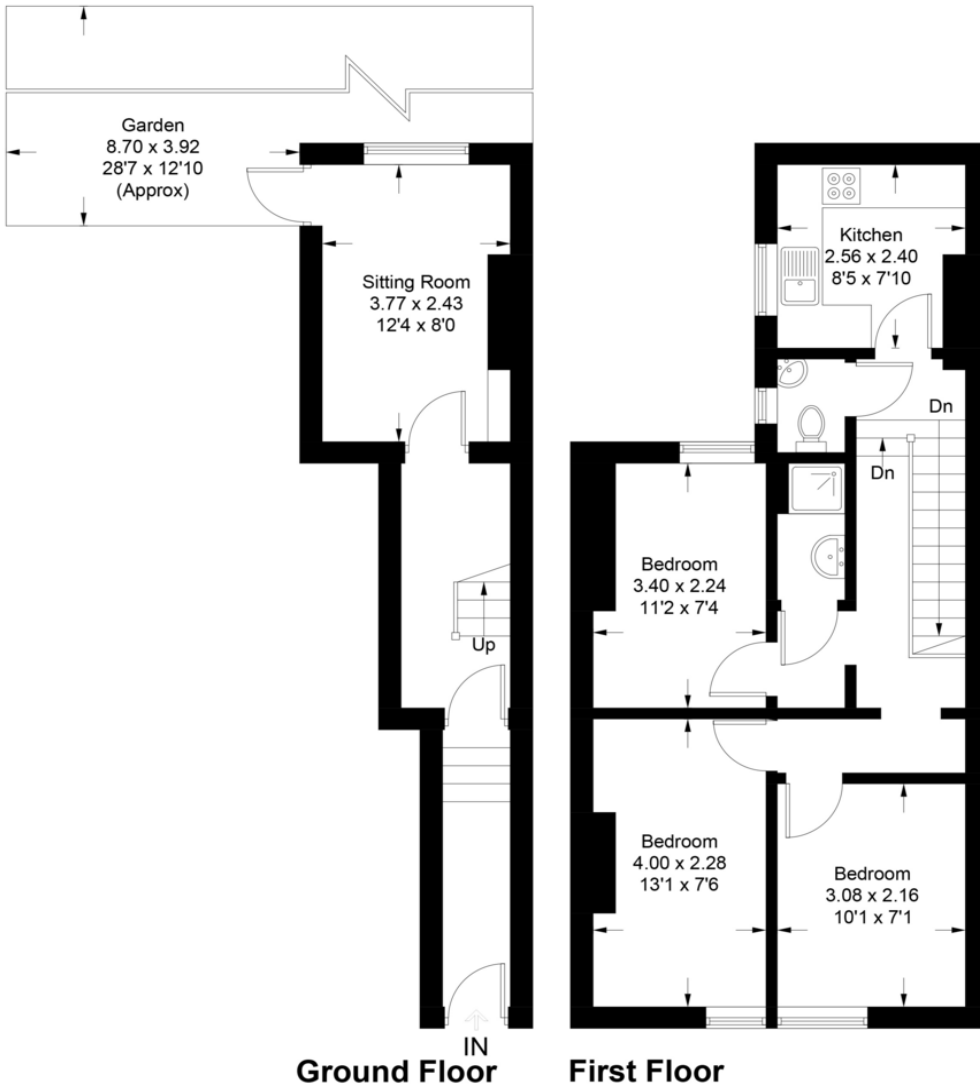


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Accommodation

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM
12' 4" x 8' 0" (3.76m x 2.44m)

FIRST FLOOR

BEDROOM THREE
10' 1" x 7' 1" (3.07m x 2.16m)

BEDROOM TWO
11' 2" x 7' 4" (3.4m x 2.24m)

BEDROOM ONE
13' 1" x 7' 6" (3.99m x 2.29m)

SHOWER ROOM

WC

KITCHEN
8' 5" x 7' 10" (2.57m x 2.39m)

OUTSIDE

GARDEN





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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www.phillipsandstill.co.uk