

PHILLIPS & STILL

Ewhurst Road, Brighton

£550,000



- Six bedroom HMO
- Open plan sitting room kitchen
- Good size rear garden
- Ideal investment property
- Annual income of £35,880

To view all our homes: phillipsandstill.co.uk



This six-bedroom HMO is particularly attractive for investors targeting the student market, as it offers an ideal opportunity for student accommodation. Currently, it generates an annual income of £35,880, making it a potentially lucrative investment.

The property features, large open plan/kitchen lounge, good size rear garden, six double bedrooms, two bathrooms and an additional WC, ensuring convenience and comfort for its occupants. Situated close to Lewes Road, it benefits from excellent connectivity and easy access to various amenities, including shops, restaurants, and public transportation.

Additionally, its proximity to the University provides an appealing advantage for students seeking convenient accommodation options. Overall, this property offers a fantastic opportunity for investors looking to capitalize on the demand for student housing and enjoy good rental returns.



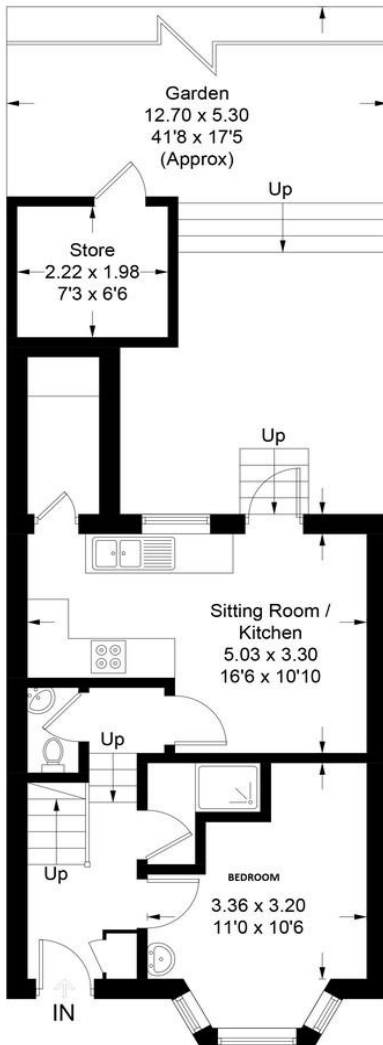
Picture this...

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

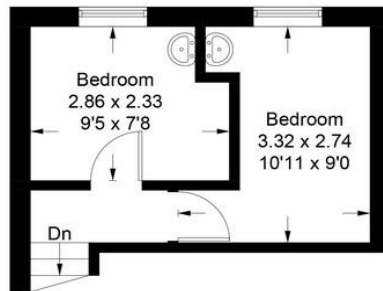
Why not take a short stroll into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle.

Ewhurst Road, Brighton, BN2 4AJ

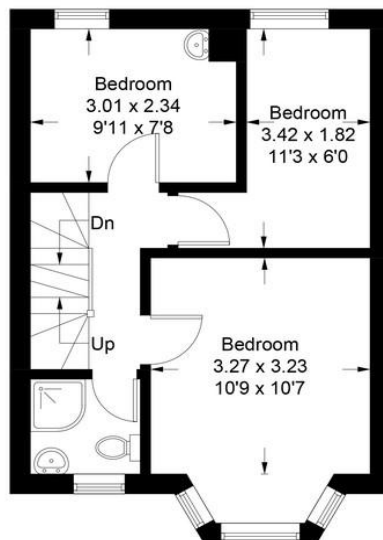
Approximate Gross Internal Area = 89.9 sq m / 968 sq ft
Store = 4.4 sq m / 47 sq ft
Total = 94.3 sq m / 1015 sq ft



Ground Floor



Second Floor



First Floor

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

Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM SIX
11' x 10' 6" (3.35m x 3.2m)
SHOWER ROOM

WC

SITTING ROOM/ KITCHEN
16' 6" x 10' 10" (5.03m x 3.3m)

STORE ROOM
7' 3" x 6' 6" (2.21m x 1.98m)

FIRST FLOOR

BEDROOM FIVE
9' 11" x 7' 8" (3.02m x 2.34m)

BEDROOM FOUR
11' 3" x 6' 0" (3.43m x 1.83m)

BEDROOM THREE
10' 9" x 10' 7" (3.28m x 3.23m)

SHOWER ROOM

SECOND FLOOR

BEDROOM TWO
9' 5" x 7' 8" (2.87m x 2.34m)

BEDROOM ONE
10' 11" x 9' (3.33m x 2.74m)

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		84 B
69-80	C		
55-68	D	62 D	
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.

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