

Riley Road, Brighton

Asking Price £450,000



- Four double bedrooms HMO
- Open plan Kitchen/Living Room
- Ideal student Investment
- Rear Garden
- Close to bus routes for easy access to the universities

40a Riley Road, Brighton, BN2 4AH



An ideal four bedroom Student House, located in a popular area of Coombe Road, just off Lewes Road and close to many convenient bus stops that can take you to the city centre or to the Universities. The house itself has a spacious communal area downstairs with a kitchen & bathroom and access on this level to the garden. The ground floor also has a good sized double bedroom to the front

Two further bedrooms are on the first floor and a spacious bedroom in the loft with space for extra storage or study space in the hallway! This property is perfect for students in all aspects. The house has an annual income of £28,000 making this an attractive source of income in an area which always high demand!



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.

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Approximate Gross Internal Area = 86.7 sq m / 933 sq ft
(Including Eaves)

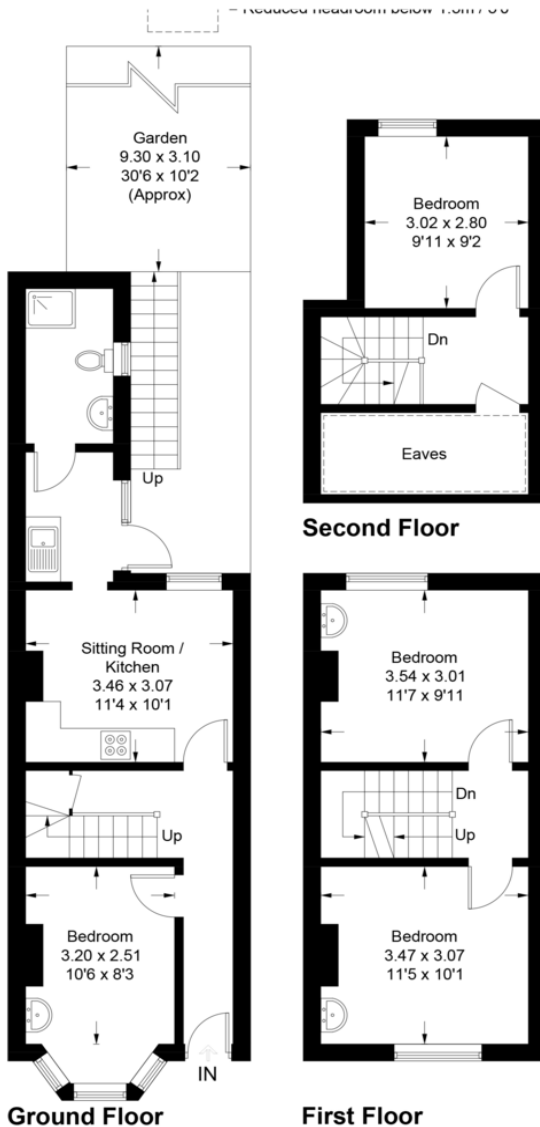


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM FOUR
10' 6" x 8' 3" (3.2m x 2.51m)

SITTING ROOM/ KITCHEN
11' 4" x 10' 1" (3.45m x 3.07m)

SHOWER ROOM

FIRST FLOOR

BEDROOM THREE
11' 5" x 10' 1" (3.48m x 3.07m)

BEDROOM TWO
11' 7" x 9' 11" (3.53m x 3.02m)

SECOND FLOOR

BEDROOM ONE
9' 11" x 9' 2" (3.02m x 2.79m)

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		82 B
69-80	C	69 C	
55-68	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.

Phillips & Still

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www.phillipsandstill.co.uk