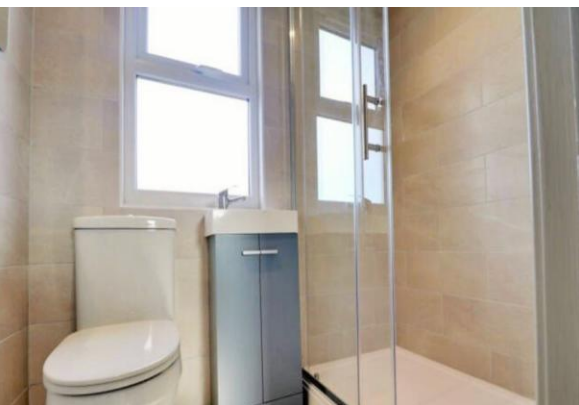
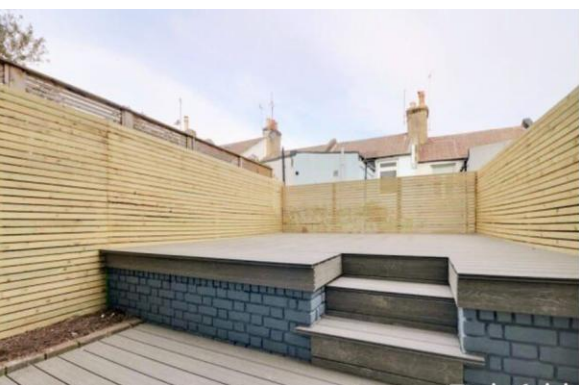


PHILLIPS & STILL



- Six Bedroom HMO
- Six Bathrooms
- Delightful open plan lounge/kitchen
- Rear decked patio garden
- Ideal student let with an income of £46,800 per annum

Islingword Street, Brighton, BN2 9UR

Guide Price £650,000 - £675,000

This delightful six-bedroom house is a highly desirable House in Multiple Occupation (HMO) that offers a luxurious and comfortable living experience. Each of the six spacious bedrooms is equipped with its own ensuite shower room, ensuring convenience and privacy for all residents. The house features a delightful open plan kitchen/lounge which leads out to a delightful rear decked patio garden.



## Property Description

This delightful six-bedroom house is a highly desirable House in Multiple Occupation (HMO) that offers a luxurious and comfortable living experience. Each of the six spacious bedrooms is equipped with its own ensuite shower room, ensuring convenience and privacy for all residents.

The house features a delightful open plan kitchen/lounge that is perfect for those who enjoy cooking and entertaining. The kitchen leads out to a delightful rear decked patio garden, providing a serene and peaceful outdoor space for relaxation and enjoyment. Whether it's hosting a barbecue or simply enjoying a cup of coffee in the morning, the patio garden offers a tranquil retreat.

Located in close proximity to the city center, this house offers easy access to various amenities, entertainment options, and shopping districts. Its great links to the universities make it an ideal choice for students and faculty members alike.

One of the most attractive aspects of this property is its lucrative income potential. With an annual income of £46,800 per year, this HMO presents an excellent investment opportunity for those looking to generate passive income.





# Accommodation

## ENTRANCE HALL

GROUND FLOOR

LIVING ROOM

10' 2" x 7' 8" (3.1m x 2.34m)

BEDROOM SIX

8' 7" x 11' 2" (2.62m x 3.4m)

ENSUITE SHOWER ROOM

LOWER GROUND FLOOR

BEDROOM FIVE

10' x 10' 10" (3.05m x 3.3m)

ENSUITE SHOWER ROOM

BEDROOM FOUR

8' 7" x 11' 2" (2.62m x 3.4m)

ENSUITE SHOWER ROOM

BASEMENT

KITCHEN/ DINER

13' 6" x 9' 4" (4.11m x 2.84m)

## FIRST FLOOR

BEDROOM THREE

10' x 10' 10" (3.05m x 3.3m)

ENSUITE SHOWER ROOM

BEDROOM TWO

8' 6" x 11' 2" (2.59m x 3.4m)

ENSUITE SHOWER ROOM

SECOND FLOOR

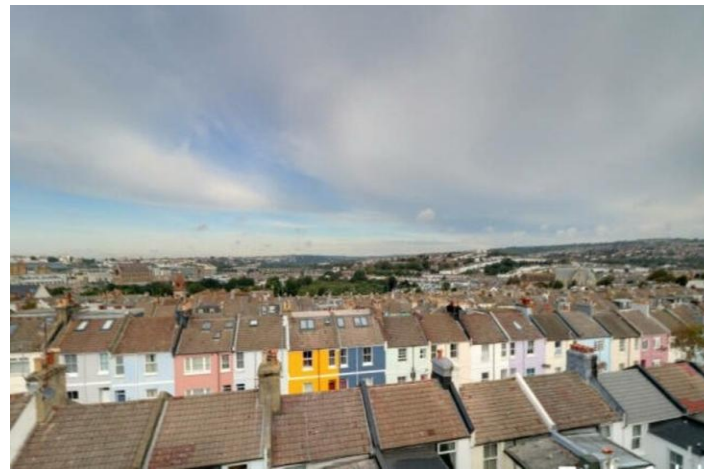
BEDROOM ONE

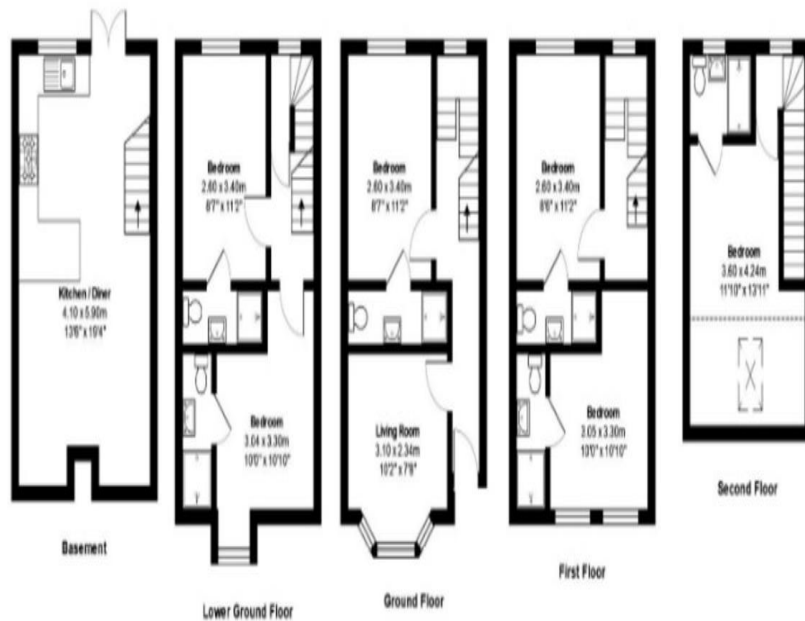
11' 10" x 13' 11" (3.61m x 4.24m)

ENSUITE SHOWER ROOM

## OUTSIDE

DECKED REAR PATIO GARDEN





Total Area: 131.5 m<sup>2</sup> ... 1415 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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 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

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