



PHILLIPS & STILL

RILEY ROAD, BRIGHTON
ASKING PRICE OF £550,000





This property is a mid-terrace house with five bedrooms, making it suitable for a House in Multiple Occupation (HMO) rental arrangement. The property boasts a spacious open plan lounge and kitchen, providing ample space for socializing and cooking. Additionally, there is a rear garden, offering a pleasant outdoor area for residents to enjoy.

The annual income for this property is approximately £31,800 per year. This suggests that it has the potential to generate a lucrative return on investment, particularly for investors targeting the student rental market. Its proximity to bus routes makes it convenient for students to access nearby universities easily, further enhancing its appeal as an ideal student investment property.

The property's location also provides easy access to various local amenities, ensuring that residents have convenient access to essential services and facilities. Being a mid-terrace house, it is likely situated within a residential area, offering a sense of community and potentially a quieter living environment compared to properties located on main roads or in more bustling areas.

GROUND FLOOR

ENTRANCE HALL

BEDROOM SIX
9' x 10' 10" (2.74m x 3.3m)

WC

KITCHEN/ LOUNGE
12' 10" x 22' 1" (3.91m x 6.73m)

BEDROOM FIVE
12' 10" x 8' 10" (3.91m x 2.69m)

FIRST FLOOR

BEDROOM FOUR
11' 10" x 7' 7" (3.61m x 2.31m)

SHOWER ROOM

BEDROOM THREE
8' 2" x 9' 4" (2.49m x 2.84m)

BEDROOM TWO

BEDROOM ONE
11' 10" x 8' 11" (3.61m x 2.72m)

SECOND FLOOR

BEDROOM ONE
9' 9" x 10' (2.97m x 3.05m)

CUPBOARD

9' 9" x 4' 10" (2.97m x 1.47m)

OUTSIDE

REAR GARDEN

40 Riley Road, Brighton



Total Area: 115.5 m² ... 1243 ft²
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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

