

PHILLIPS & STILL

Upper Gardner Street, Brighton

Guide Price £450,000 - £475,000



- **Spacious Four bedroom HMO**
- **Accommodation over three floors**
- **Well presented throughout**
- **Current annual income of £31,800**
- **Highly desirable location close to Brighton Station**

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Upper Gardner Street, Brighton, BN1 4AN



This property is a spacious four bedroom house in multiple occupation (HMO) spread over three floors. It is well presented throughout, offering a comfortable living space for tenants. The property features a separate lounge and kitchen, providing ample room for relaxation and cooking.

Located in a highly desirable area near Brighton station, this property offers convenient access to transportation links, making it an attractive choice for tenants. It is also close to various local amenities, enhancing its appeal further.

Notably, this property serves as an ideal investment opportunity, as it can be let out for an annual amount of £31,800. This rental income, combined with the property's desirable location and well-maintained condition, make it a potentially lucrative investment.

Overall, this spacious four bedroom HMO accommodation provides a comfortable living space, convenient location, and strong rental potential, making it an appealing property for potential investors.



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.



Total area: approx. 1231.7 sq. feet

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon.
Plan produced using PlanUp.

Accommodation

GROUND FLOOR

LOUNGE
12' 6" x 9' 7" (3.81m x 2.92m)

KITCHEN/BREAKFAST ROOM
11' 8" x 8' 11" (3.56m x 2.72m)

WC

FIRST FLOOR

BEDROOM 4
12' 10" x 11' 8" (3.91m x 3.56m)

BATHROOM

BEDROOM 3
11' 9" x 13' 5" max" (3.58m x 4.09m)

SECOND FLOOR

BEDROOM 2
12' 8" x 9' 4" max" (3.86m x 2.84m)

BEDROOM 1
11' 8" x 10' 10" (3.56m x 3.3m)





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	76 C	86 B
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.

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