

# PHILLIPS & STILL

Old Shoreham Road, Brighton

Guide Price Of £600,000- £625,000



- Six Bedroom HMO
- Four Bathrooms
- Open plan kitchen/living room
- Rear Garden
- Ideal investment opportunity

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## 17 Old Shoreham Road, Brighton, BN1 5DQ



This property is a delightful six bedroom house in multiple occupation (HMO) located in the highly desirable Old Shoreham Road area of Brighton. The house boasts a spacious open kitchen living room, providing a comfortable and inviting communal space for tenants. The property also offers four bathrooms, ensuring convenience and privacy for residents.

One of the highlights of this property is its delightful rear garden, which adds a charming outdoor space for tenants to enjoy. This feature adds to the overall appeal and desirability of the property.

In terms of investment potential, this property is ideally situated. It is close to Brighton station, making it convenient for tenants who rely on public transportation. Additionally, the property is in proximity to the university, ensuring a steady demand from students. The annual income generated from this property is £39,600, making it a potentially lucrative investment opportunity.

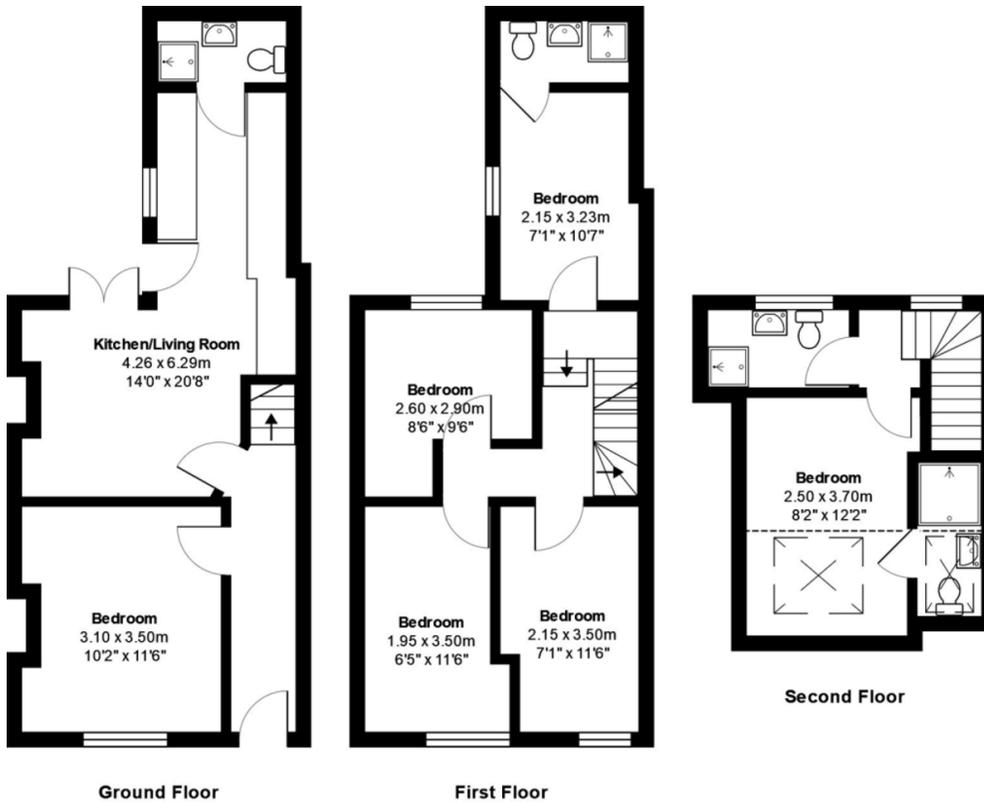
Overall, this delightful six bedroom HMO boasts a prime location in the sought-after old Shore Road area of Brighton. With spacious communal areas, multiple bathrooms, and a charming rear garden, this property offers a comfortable living space for tenants. Its proximity to Brighton station, bustling university, and attractive annual income make it an ideal investment opportunity.



## 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: 92.4 m<sup>2</sup> ... 995 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## Accommodation

### GROUND FLOOR

ENTRANCE HALL

BEDROOM SIX  
10' 2" x 11' 6" (3.1m x 3.51m)

KITCHEN/ LIVING ROOM  
14' x 28' (4.27m x 8.53m)

SHOWER ROOM

### FIRST FLOOR

BEDROOM FIVE  
7' 1" x 10' 7" (2.16m x 3.23m)

BEDROOM FOUR  
8' 6" x 9' 6" (2.59m x 2.9m)

BEDROOM THREE  
6' 5" x 11' 6" (1.96m x 3.51m)

BEDROOM TWO  
7' 1" x 11' 6" (2.16m x 3.51m)

SHOWER ROOM

### SECOND FLOOR

BEDROOM ONE  
8' 2" x 12' 2" (2.49m x 3.71m)  
ENSUITE SHOWER ROOM

SHOWER ROOM

### 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](mailto: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		78 C
55-68	D	59 D	
39-54	E		

## 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](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://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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