



- 6 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/LOUNGE
- DRIVEWAY PARKING
- IDEAL FOR STUDENTS/SHARERS
- CURRENT ANNUAL INCOME OF £39,000

Medmerry Hill, Brighton, BN2 4TP

Guide Price £500,000 - £525,000

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This 6 Double Bedroom property in Bevendean - offering excellent transport services to the Universities - truly is one of a kind. Arranged over 3 floors, this house benefits from 6 generous Double Bedrooms, 2 Shower Rooms, Open plan living room/kitchen, a Utility Room and a Large Garden, perfect for entertaining!



Property Description

This spacious property is a five double bedroom House in Multiple Occupation (HMO) located in the popular Bevendean area of Brighton. The vibrant neighborhood offers a mix of urban amenities and green spaces, creating an ideal setting for student living.

Boasting a delightful open plan kitchen/lounge, this property provides ample space for relaxation and social gatherings. The driveway offers convenient off-road parking, a coveted feature in a bustling area like Brighton. With a current annual income of £39,000 per year, this property presents a lucrative investment opportunity for buyers looking to capitalize on the student housing market.

The two shower rooms and utility room ensure that tenants have access to essential facilities, enhancing their living experience. Additionally, the large rear garden provides a peaceful outdoor retreat, perfect for unwinding or socializing with housemates.



Given its proximity to universities, this property is perfectly situated for students seeking easy access to campus facilities and local amenities. With its spacious bedrooms, multiple living areas, and outdoor space, this property ticks all the boxes for student accommodation in Brighton's vibrant Bevendean area. Don't miss out on this fantastic opportunity to own a lucrative and well-equipped student property.

Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM SIX
12' 8" x 12' 1" (3.86m x 3.68m)

BEDROOM FIVE
10' 7" x 7' 7" (3.23m x 2.31m)

SHOWER ROOM

BEDROOM FOUR
17' 1" x 17' 4" (5.21m x 5.28m)

KITCHENET

UTILITY ROOM

CONSERVATORY
10' 2" x 5' 11" (3.1m x 1.8m)

FIRST FLOOR

SITTING ROOM/ KITCHEN
18' 1" x 10' 6" (5.51m x 3.2m)

BEDROOM THREE
10' 6" x 10' 3" (3.2m x 3.12m)

SHOWER ROOM

SECOND FLOOR

BEDROOM TWO
12' 8" x 7' 10" (3.86m x 2.39m)

BEDROOM ONE
15' 11" x 7' 9" (4.85m x 2.36m)

OUTSIDE

REAR GARDEN



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Approximate Gross Internal Area = 121.6 sq m / 1309 sq ft



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.

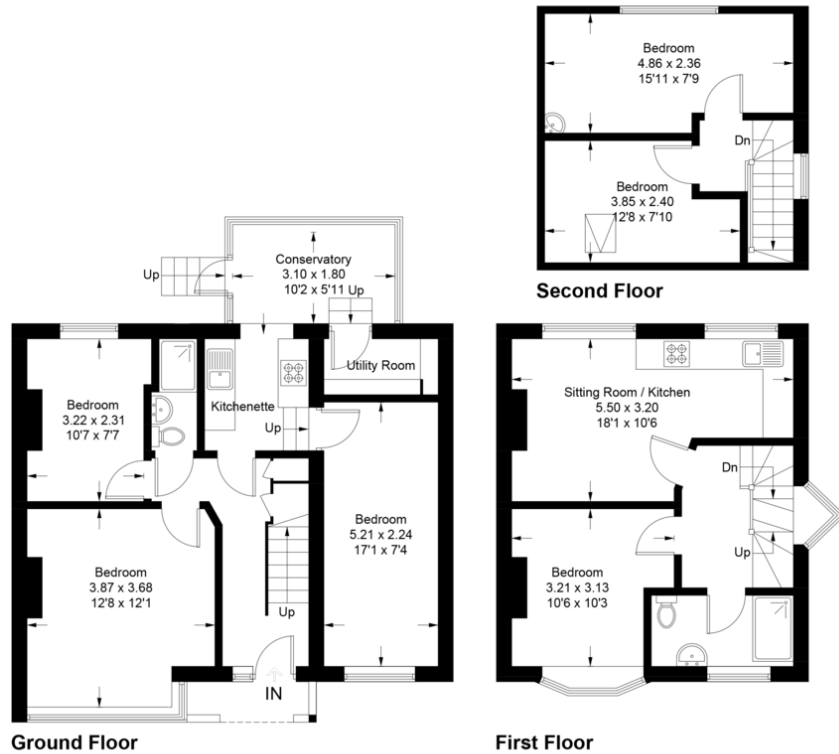


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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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