

PHILLIPS & STILL

Bevendean Crescent, Brighton

£550,000



- Six bedroom HMO
- Four bathrooms three of which are en-suite
- Spacious open plan kitchen/lounge
- Large rear garden
- Annual income of

To view all our homes: phillipsandstill.co.uk

70 Bevendean Crescent, Brighton, BN2 4RA



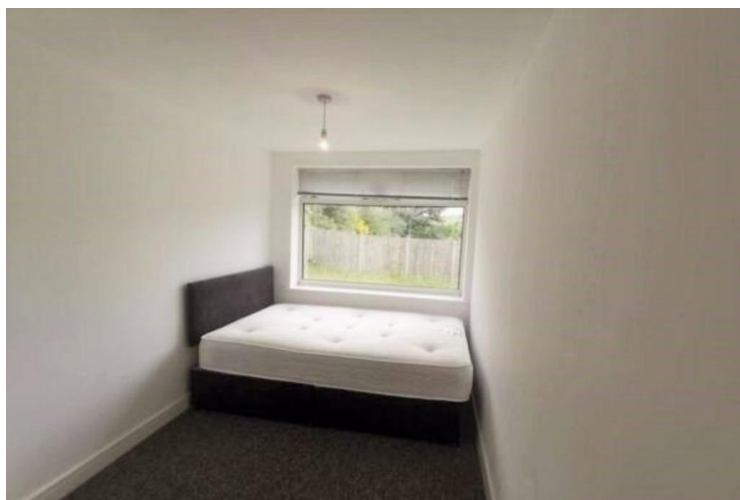
This property is a spacious six-bedroom House in Multiple Occupation (HMO) situated in the Bevendean area, which is conveniently close to both Brighton and Sussex University.

The property boasts four bathrooms, three of which are ensuite, ensuring convenience and privacy for its occupants. This feature is particularly advantageous for tenants, as it eliminates the need to share bathrooms with other residents.

Furthermore, the open plan kitchen lounge is designed to provide a spacious and social area for the residents. This layout fosters a sense of community and allows for seamless interaction between the kitchen and living spaces. It also offers ample space for relaxation, dining, and entertainment purposes.

The property includes a good-sized rear garden, which adds value and appeal. The garden can serve as a private outdoor space for the tenants, enabling them to enjoy fresh air, host gatherings, or engage in recreational activities. The presence of a garden can be especially desirable for individuals who appreciate outdoor living and seek a pleasant environment in which to unwind.

In terms of investment potential, this property boasts an annual income of £39,000. This figure indicates the property's potential to generate a substantial return on investment for its owner. With six bedrooms and a desirable location close to two prominent educational institutions, the property is likely to attract a consistent stream of tenants. Investors can expect a steady rental income, making it an appealing opportunity for those seeking a profitable venture.



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.

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Approximate Gross Internal Area = 124.5 sq m / 1340 sq ft

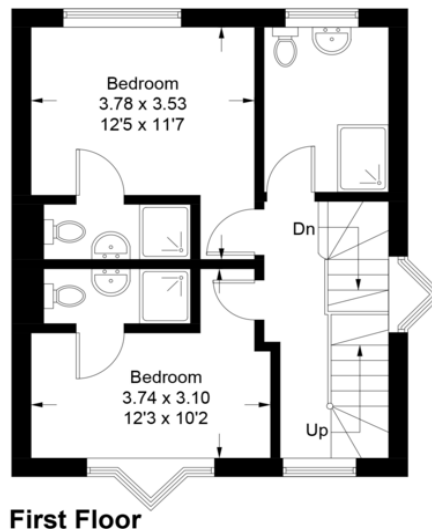
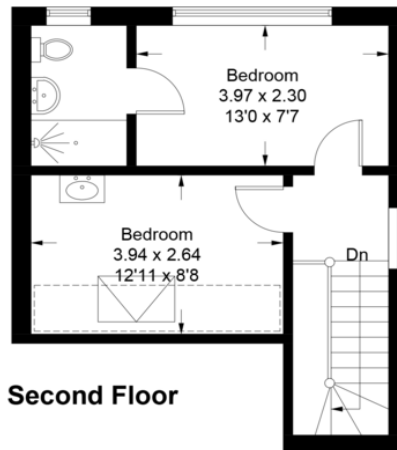
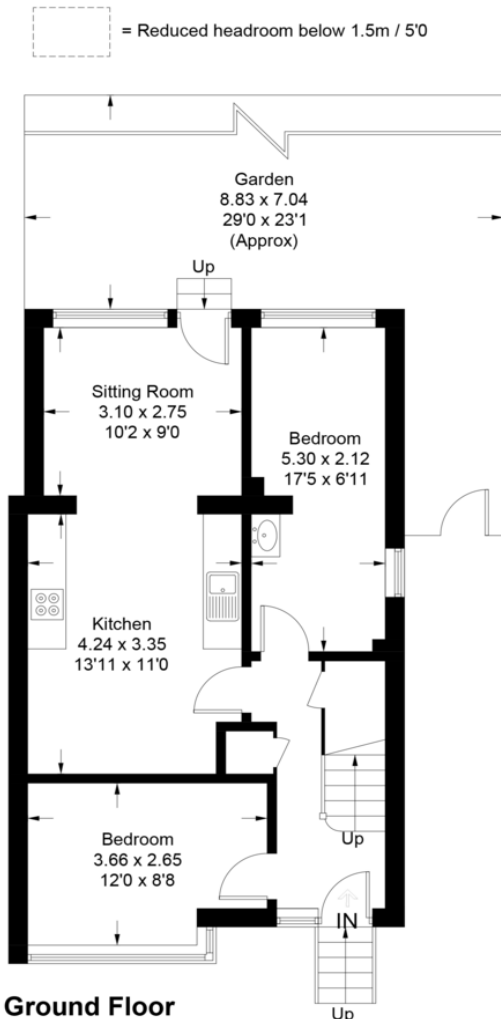


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM 6
12' 0" x 8' 8" (3.66m x 2.64m)

BEDROOM 5
17' 5" x 6' 11" (5.31m x 2.11m)

KITCHEN/SITTING ROOM

KITCHEN AREA
13' 11" x 11' 0" (4.24m x 3.35m)

SITTING ROOM
10' 2" x 9' 0" (3.1m x 2.74m)

FIRST FLOOR

BEDROOM FOUR
12' 3" x 10' 2" (3.73m x 3.1m)

ENSUITE SHOWER ROOM

BEDROOM 3
12' 5" x 11' 7" (3.78m x 3.53m)

ENSUITE SHOWER ROOM

BATHROOM

SECOND FLOOR

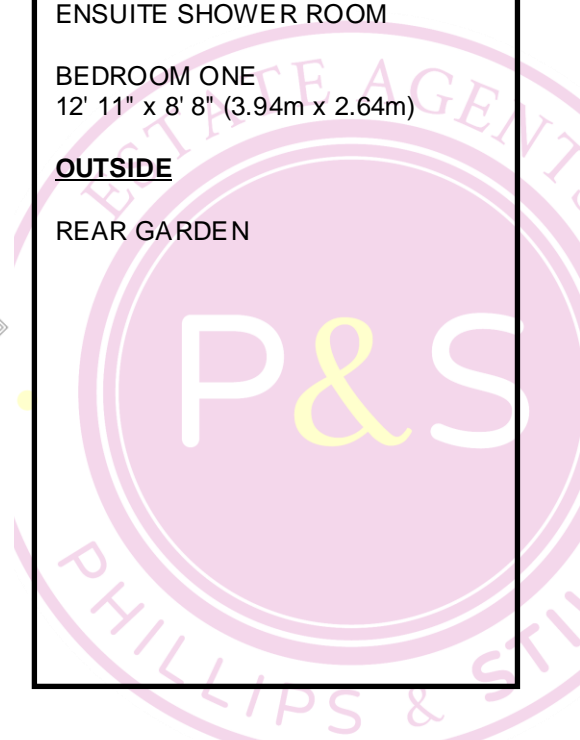
BEDROOM TWO
13' 0" x 7' 7" (3.96m x 2.31m)

ENSUITE SHOWER ROOM

BEDROOM ONE
12' 11" x 8' 8" (3.94m x 2.64m)

OUTSIDE

REAR 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 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		
55-68	D	56 D	79 C
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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