

PHILLIPS & STILL

Upper Rock Gardens, Brighton

Guide Price Of £450,000 - £475,000



- **Spacious Four Bedroom maisonette**
- **Separate Lounge/Kitchen**
- **Ideal investment purchase**
- **Currently rented out for £28,000 perm year**
- **Highly desirable Kemp town area**

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Upper Maisonette, 32 Upper Rock Gardens, Brighton, BN2 1QF



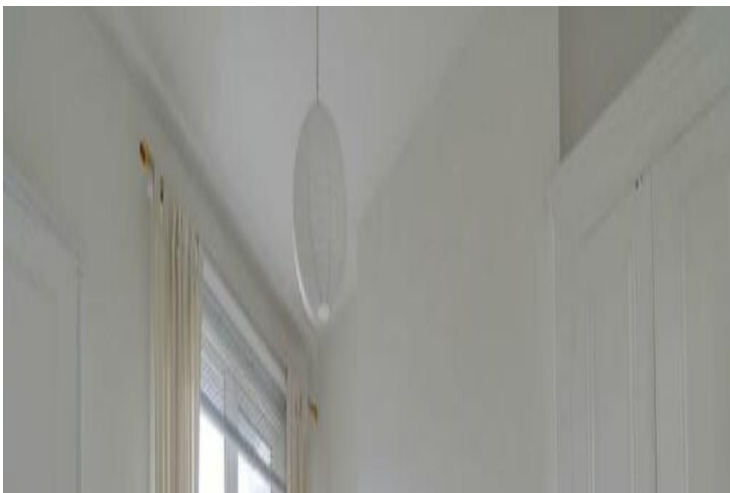
This property is a spacious four bedroom maisonette located in the highly desirable Kemptown area. Kemptown is known for its vibrant atmosphere, trendy shops, and diverse range of cafes and restaurants, making it a popular choice for residents and visitors alike.

The maisonette offers ample space, making it an ideal investment purchase. With four bedrooms, there is plenty of room for a family or for individuals looking for additional space. The separate kitchen and lounge provide separate areas for cooking, dining, and relaxation, adding to the overall functionality of the property.

One of the main attractions of this property is its current rental income of £28,000 per year. This makes it an appealing investment opportunity for those looking to generate a steady income from their property. The rental income is a testament to the demand for housing in this area, ensuring a high likelihood of finding tenants and maintaining a consistent rental stream.

Another advantage of this property is its proximity to many local amenities. Kemptown offers a wide range of shops, supermarkets, and entertainment options, all within easy reach. This convenience adds to the overall appeal of the property, making it an attractive choice for potential tenants or future buyers.

Additionally, the property is just a short walk away from the seafront. This provides an opportunity for residents to enjoy the beautiful coastline, take leisurely walks, or engage in various water activities. The proximity to the seafront adds a sense of tranquility and natural beauty to the property, making it even more desirable.



Accommodation

SECOND FLOOR

ENTRANCE HALL

BEDROOM FOUR

7' 7" x 14' 4" (2.31m x 4.37m)

BEDROOM THREE

11' 1" x 14' 4" (3.38m x 4.37m)

LIVING ROOM

10' 3" x 13' 4" (3.12m x 4.06m)

KITCHEN

9' 6" x 8' 3" (2.9m x 2.51m)

FAMILY BATHROOM

THIRD FLOOR

BEDROOM TWO

10' 8" x 13' 9" (3.25m x 4.19m)

BEDROOM ONE

15' 5" x 11' 7" (4.7m x 3.53m)



Total Area: 99.0 m² ... 1066 ft²

All measurements are approximate and for display purposes only





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	59 D	79 C
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
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.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk