



- Spacious Four bedroom HMO
- Good decorative order throughout
- Ideal investment opportunity
- Easy access to town and Universities
- Current annual income of £31,200 per annum

Kingsbury Road, Brighton, BN1 4JR

Guide Price £450,000 - £475,000

Ideal investment opportunity! Spacious four bedroom HMO property in a prime location for student letting. Arranged over 3 levels with 4 double bedrooms, separate lounge/kitchen, modern shower room and additional WC. Great position for student letting close to the city centre and London Road. Frequent buses to both Universities and convenient for local amenities. To be sold as an ongoing investment with a current annual income of £31,200 per annum.



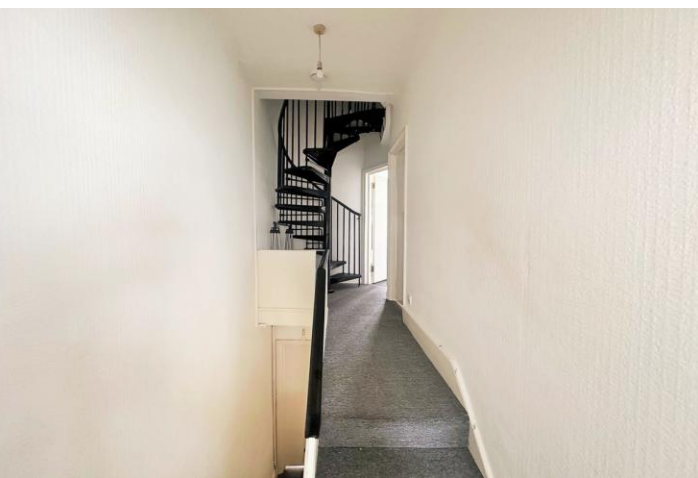
Property Description

This attractive four-bedroom House in Multiple Occupation (HMO) presents a fantastic investment opportunity in a prime location. The property is in good decorative order throughout, making it ready for tenants move in without needing any renovations. With a current annual income of £31,200, this property is an excellent addition to any investment portfolio.

Upon entering, you are welcomed into a spacious hallway that leads to the various living areas. The property is designed with a modern layout, featuring A generous living room that serves as a communal space for tenants. The well-appointed kitchen is equipped with contemporary appliances, ample storage, and sufficient counter space for meal preparation. The four spacious bedrooms are designed to accommodate single occupancy comfortably.. The décor is modern and neutral, appealing to a wide range of tenants. At the rear, a delightful garden awaits, providing a tranquil outdoor space that can be enjoyed by residents.



Situated in a vibrant area, the property offers easy access to the bustling town center and is conveniently located near the universities, making it ideal for students and working professionals alike. The proximity to London Road provides a wealth of shopping, dining, and entertainment options. Additionally, Brighton Station is within walking distance, ensuring excellent transport links to London and surrounding areas.



Accommodation

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

13' 3" x 10' 1" (4.04m x 3.07m)

BEDROOM

11' 4" x 8' 5" (3.45m x 2.57m)

KITCHEN

10' 10" x 6' 8" (3.3m x 2.03m)

UTILITY ROOM

FIRST FLOOR

BEDROOM

13' 11" x 13' 3" (4.24m x 4.04m)

BEDROOM

11' 6" x 8' 6" (3.51m x 2.59m)

BATHROOM

SECOND FLOOR

BEDROOM

13' 5" x 10' 11" (4.09m x 3.33m)

OUTSIDE

REAR PATIO GARDEN

Kingsbury Road, Brighton, BN1 4JR

Approximate Gross Internal Area = 96.5 sq m / 1039 sq ft

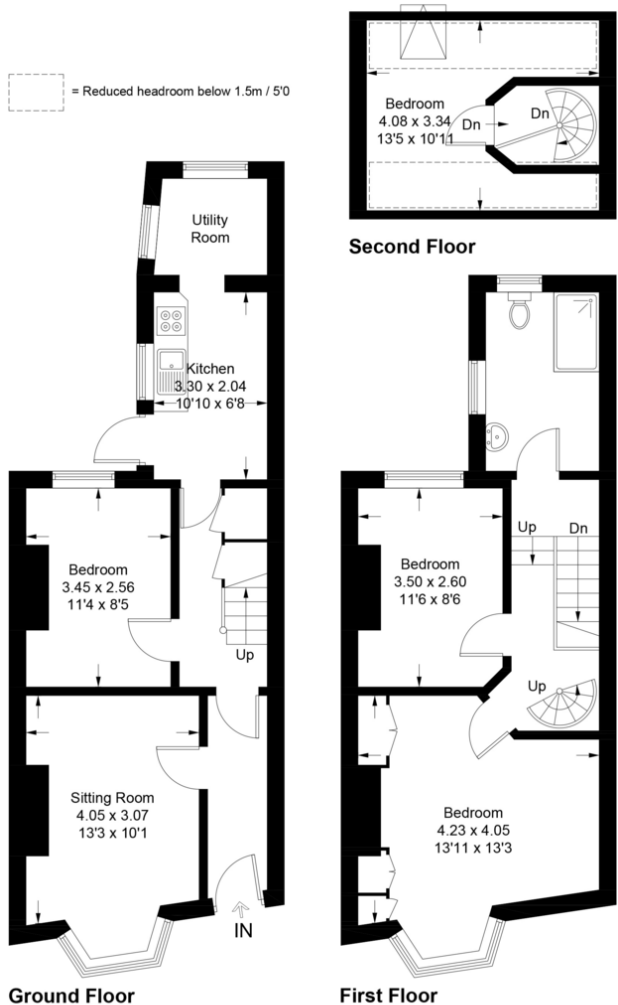


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 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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