PHILLIPS & STILL

HASTINGS ROAD, BRIGHTON

GUIDE PRICE PRICE OF £475,000 - £500,000

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 £30,168 this property is an excellent addition to any investment portfolio.

Upon entering, you are welcomed into a hallway that leads to the various living areas. The property has a separate living space that serves as a communal space for tenants. Fully fitted kitchen and a rear patio garden. The four bedrooms are designed to accommodate single occupancy comfortably..

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.

GROUND FLOOR
ENTRANCE HALL
SITTING ROOM
11' 8" x 11' 4" (3.56m x 3.45m)
BEDROOM
10' 11" x 9' 11" (3.33m x 3.02m)
KITCHEN

FIRST FLOOR
BEDROOM
11' 2" x 9' 8" (3.4m x 2.95m)
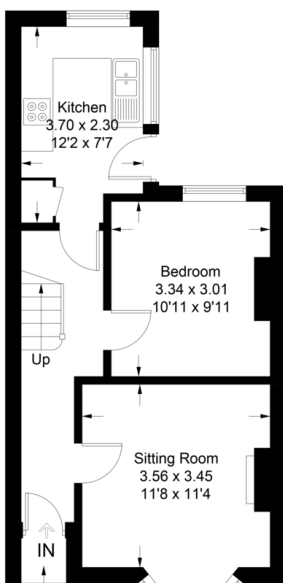BEDROOM
11' 1" x 10' 0" (3.38m x 3.05m)
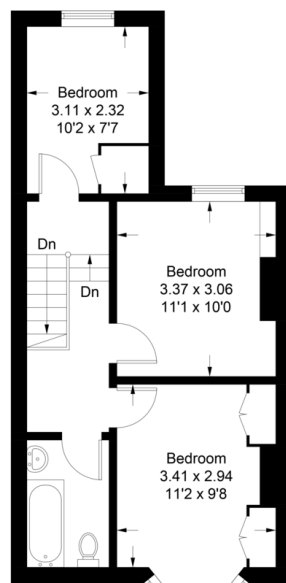BEDROOM
10' 2" x 7' 7" (3.1m x 2.31m)

OUTSIDE
GARDEN

Hastings Road, Brighton, BN2 3AF

Approximate Gross Internal Area = 80.7 sq m / 869 sq ft

Ground Floor

Kitchen
3.70 x 2.30
12'2 x 7'7

Bedroom
3.34 x 3.01
10'11 x 9'11

Sitting Room
3.56 x 3.45
11'8 x 11'4

Up
IN

First Floor

Bedroom
3.11 x 2.32
10'2 x 7'7

Bedroom
3.37 x 3.06
11'1 x 10'0

Bedroom
3.41 x 2.94
11'2 x 9'8

Dn
Dn

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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