

PHILLIPS & STILL

Aberdeen Road, Brighton

Guide Price £395,000 - £420,000



- A four bedroom terraced freehold property
- Arranged as an HMO
- Popular location close to universities
- Current rent is £25,200 per annum
- No onward chain

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An ideal four bedroom student property, located in a popular area of Lewes Road, with many convenient bus stops that can take you to the city centre or to the Universities.

The house itself has a spacious communal area downstairs with a separate kitchen leading to a patio garden, perfect for entertaining on this level you also have a good size bathroom. On the ground floor you have two good size bedrooms the same is also said for the first floor which again has two double bedrooms as well as an additional WC.

This property is perfect for students but could also be used as a delightful family home!



Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM

12' 6" x 11' 4" (3.81m x 3.45m)

BEDROOM

12' 3" x 9' 5" (3.73m x 2.87m)

FIRST FLOOR

LANDING

BEDROOM

14' 9" x 12' 3" (4.5m x 3.73m)

BEDROOM

12' 10" x 9' 8" (3.91m x 2.95m)

SEPARATE W.C.

LOWER GROUND FLOOR

SITTING ROOM

11' 11" x 11' 4" (3.63m x 3.45m)

KITCHEN

11' 7" x 9' 2" (3.53m x 2.79m)

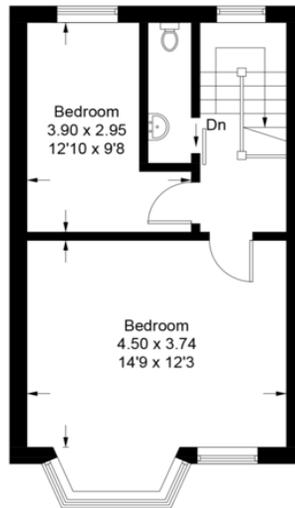
FAMILY BATHROOM

OUTSIDE

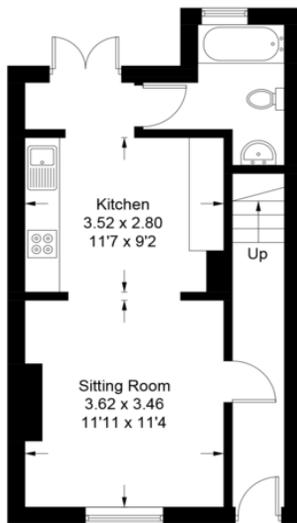
REAR PATIO GARDEN

Aberdeen Road, Brighton, BN2 3JA

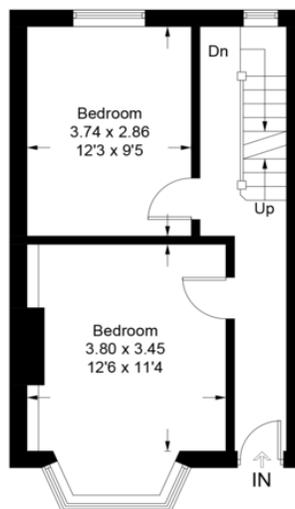
Approximate Gross Internal Area = 108.9 sq m / 1172 sq ft



First Floor



Lower Ground Floor



Ground Floor

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





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		87 B
69-80	C		
55-68	D	68 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 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

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www.phillipsandstill.co.uk