

# PHILLIPS & STILL

St. Mary Magdalene Street, Brighton

Guide Price £425,000 - £450,000



- Four bedroom HMO
- Good decorative order
- Ideal student location
- Rear Patio garden
- Close to town and routes to university

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



## 45 St. Mary Magdalene Street, Brighton, BN2 3HU



Located on St. Mary Magdalene Street in the vibrant city of Brighton, this spacious four-bedroom terrace house presents an exceptional investment opportunity for buy-to-let investors. Licensed as a House in Multiple Occupation (HMO), this property generates an impressive annual income of £32,352, offering a strong and consistent rental yield.

The property's location is ideal for attracting tenants, particularly students, as it is within close proximity to the city center and well-connected by routes to the University of Brighton and other educational institutions. Brighton's dynamic rental market, driven by its large student population, makes this home particularly appealing for investors seeking long-term returns.

With a layout designed to maximize space and comfort, the house provides generous living accommodations across four bedrooms, making it a highly desirable option for tenants. The terrace offers a combination of both convenience and comfort in one of Brighton's most sought-after neighborhoods. For investors, this property represents a rare chance to acquire a high-yielding, fully compliant HMO in a prime location, with the potential for continued strong rental demand.



# Accommodation

## GROUND FLOOR

ENTRANCE HALL

BEDROOM

10' 9" x 10' 6" (3.28m x 3.2m)

BEDROOM

10' 6" x 8' 6" (3.2m x 2.59m)

## FIRST FLOOR

LANDING

BEDROOM

10' 7" x 9' 1" (3.23m x 2.77m)

BEDROOM

10' 5" x 8' 8" (3.18m x 2.64m)

BATHROOM

## LOWER GROUND FLOOR

SITTING ROOM

13' 10" x 9' 5" (4.22m x 2.87m)

KITCHEN

13' 9" x 10' 1" (4.19m x 3.07m)

## OUTSIDE

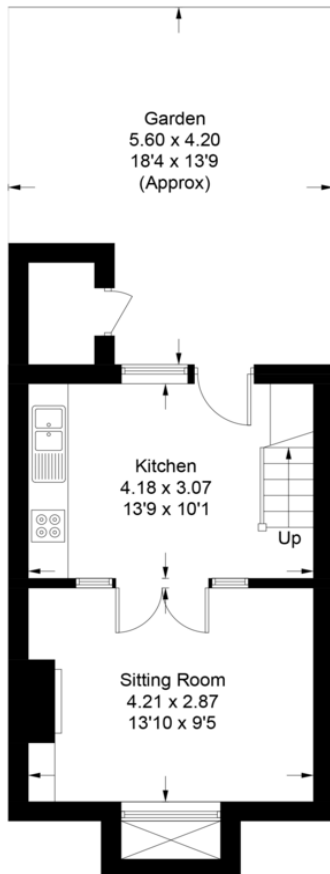
REAR PATIO GARDEN

## St. Mary Magdalene Street, Brighton, BN2 3HU

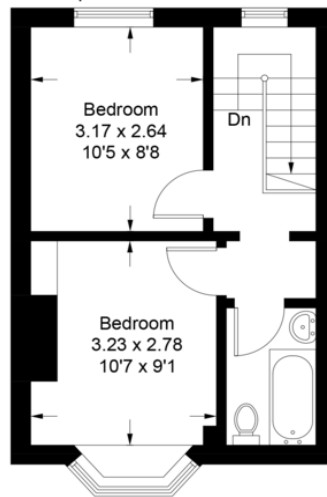
Approximate Gross Internal Area = 85.2 sq m / 917 sq ft

External Cupboard = 1.7 sq m / 18 sq ft

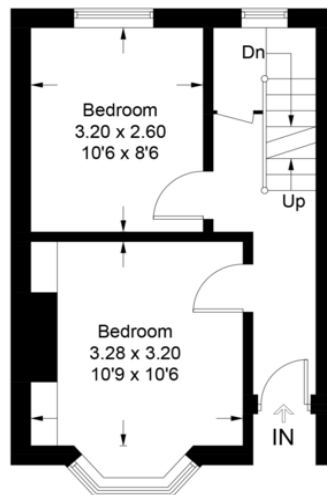
Total = 86.9 sq m / 935 sq ft



Lower Ground Floor



First Floor

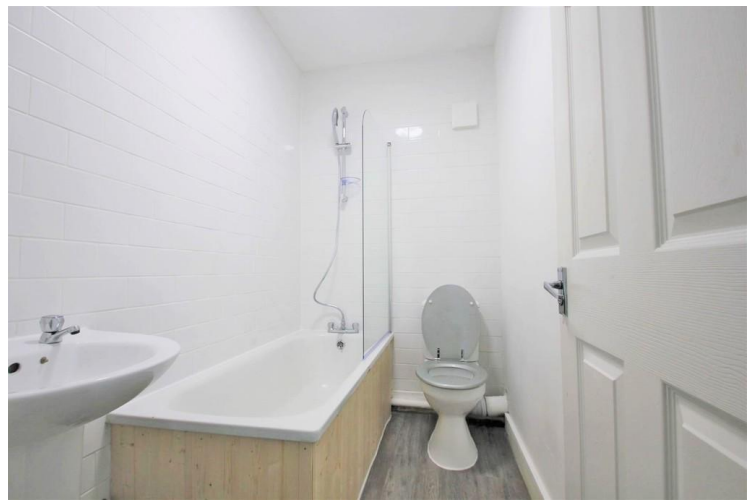
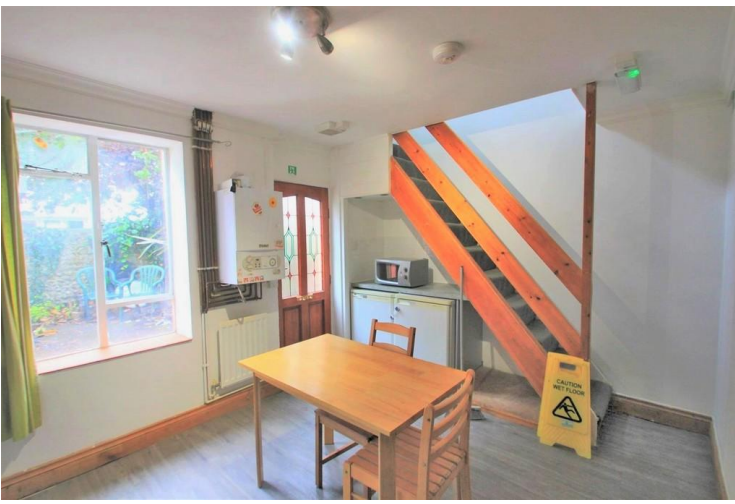


Ground Floor

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](mailto: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		
39-54	E		
21-38	F		
1-10	G		

Score	Energy rating	Current	Potential
70	C	70 C	90 B

## 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](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://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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