

PHILLIPS & STILL



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

Elm Grove, Brighton, BN2 3DD

Guide Price £500,000 - £525,000

A delightful five bedroom HMO located in a highly desirable area close to town with great bus links to the universities. This property is an ideal investment opportunity and is currently bringing in an annual income of £41,000 per annum.

Guide Price £450,000 - £475,000



Property Description

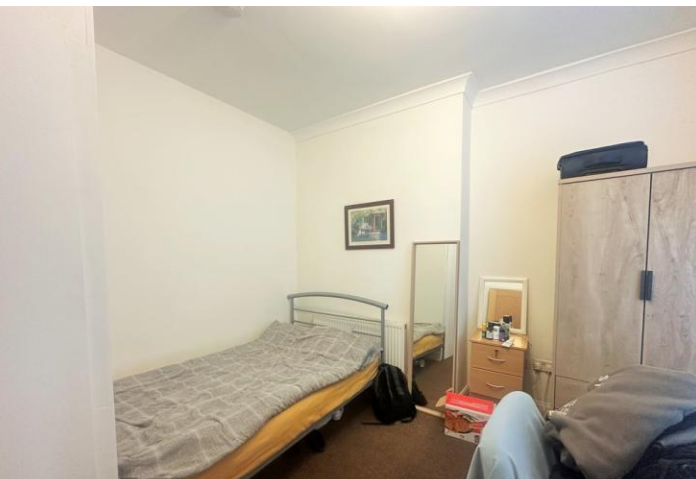
Located on Elm Grove in the vibrant city of Brighton, this spacious five-bedroom terrace house presents an exceptional investment opportunity for buy-to-let investors. Licensed as a House in Multiple Occupation (HMO), this property generates an impressive annual income of £41,000, offering a strong and 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 five 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

11' 10" x 11' 0" (3.61m x 3.35m)

BEDROOM

11' 0" x 8' 7" (3.35m x 2.62m)

LOWER GROUND FLOOR

OPEN PLAN LIVING ROOM / KITCHEN
17' 11" x 10' 3" (5.46m x 3.12m)

BATHROOM

FIRST FLOOR

LANDING

BEDROOM

11' 10" x 10' 11" (3.61m x 3.33m)

BEDROOM

11' 0" x 8' 3" (3.35m x 2.51m)

SEPARATE W.C.

SECOND FLOOR

BEDROOM

13' 5" x 10' 8" (4.09m x 3.25m)

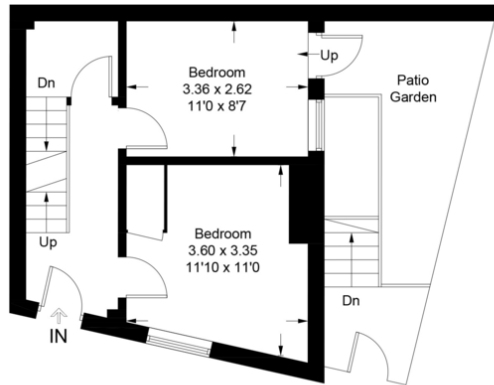
EN SUITE SHOWER ROOM

OUTSIDE

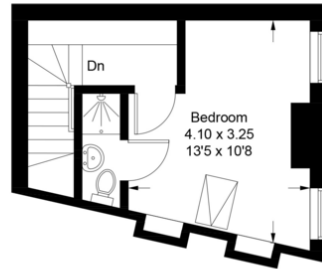
REAR PATIO GARDEN

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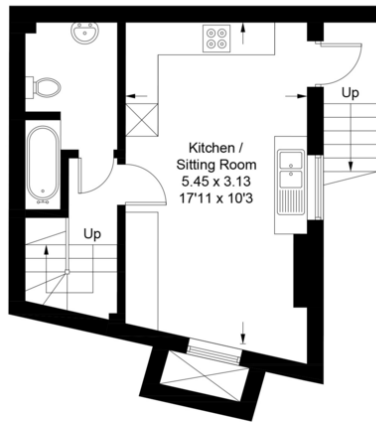
Approximate Gross Internal Area = 108.7 sq m / 1170 sq ft



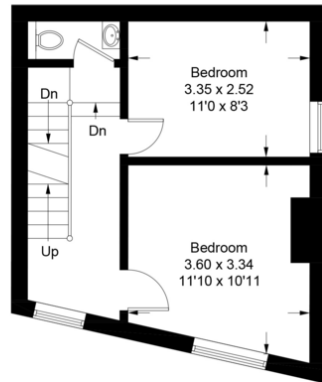
Ground Floor



Second Floor



Lower Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	39 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.

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