

# PHILLIPS & STILL

Terminus Road, Brighton

Guide Price £525,000 - £550,000



- An opportunity to acquire this amazing end of terraced property
- Arranged as 2 x two bedroom maisonettes and upstairs coming with a balcony
- One freehold title
- Both units on separate tenancies produces a combined rent of £3,675 PCM
- Perfect investment purchase

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

## 34a and 34b, Terminus Road, Brighton, BN1 3PD

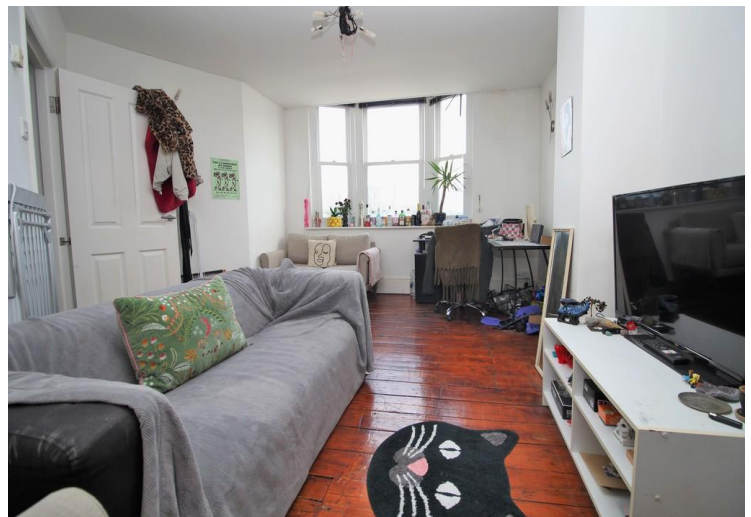


This is a rare opportunity to acquire an exceptional end-of-terrace property in the heart of Brighton, arranged as two self-contained two-bedroom maisonettes under a single freehold title. With private entrances to both units, this property offers a unique blend of independence and investment appeal. The upper maisonette further benefits from a private balcony, creating an attractive outdoor space that adds to its desirability.

Currently, both properties are let on separate tenancies, generating a strong combined rental income of £3,675 per month. This makes for an ideal investment purchase, providing immediate returns with the security of existing tenants in place. The lack of an onward chain ensures a smooth and efficient acquisition process, making this a hassle-free addition to any property portfolio.

The location of this property is second to none, situated just a stone's throw from Brighton Station. With excellent transport links and easy access to the city's vibrant amenities, this area is in constant demand among tenants and homeowners alike. The property benefits from all that Brighton has to offer, from its eclectic mix of shops, cafes, and restaurants to its famous seafront and cultural attractions.

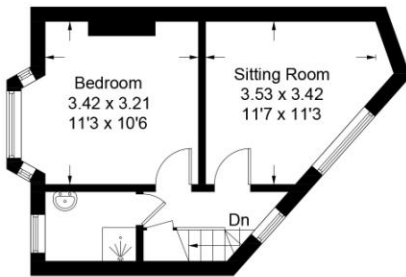
Whether you are an investor looking for a high-yield asset or someone seeking a long-term development opportunity, this property delivers in every aspect. The combination of its prime location, private entrances, strong rental income, and freehold tenure makes it a truly outstanding purchase in one of Brighton's most desirable areas.



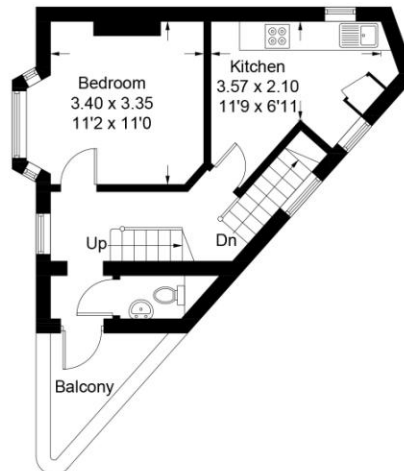


## Terminus Road, Brighton, BN1 3PD

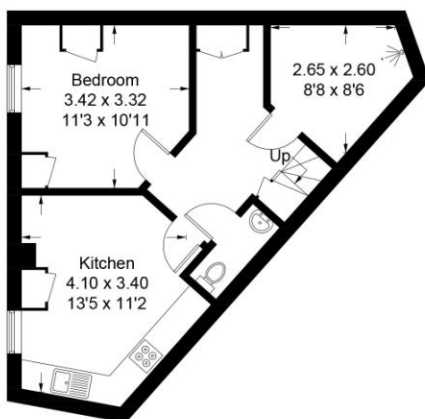
Approximate Gross Internal Area = 152.8 sq m / 1645 sq ft



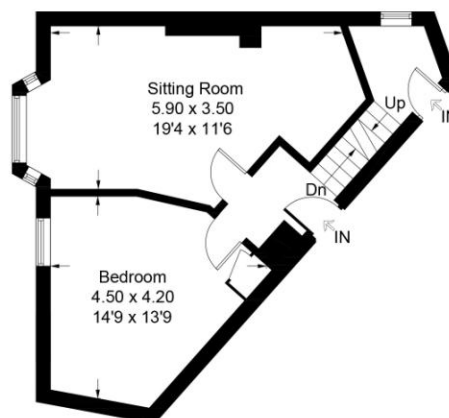
Second Floor



First Floor



Lower Ground Floor



Ground Floor

## Accommodation

### GROUND AND LOWER GROUND FLOOR APARTMENT

#### GROUND FLOOR

##### ENTRANCE HALL

##### SITTING ROOM

19' 4" x 11' 6" (5.59m x 3.51m)

##### BEDROOM

14' 9" x 13' 9" (4.5m x 4.19m)

### LOWER GROUND FLOOR

##### KITCHEN

13' 5" x 11' 2" (4.09m x 3.4m)

##### BEDROOM

11' 3" x 10' 11" (3.43m x 3.33m)

##### WET ROOM

8' 8" x 8' 6" (2.64m x 2.59m)

##### WC

### FIRST AND SECOND FLOOR FLAT

#### ENTRANCE AT GROUND LEVEL

### FIRST FLOOR

##### KITCHEN

11' 9" x 6' 11" (3.58m x 2.11m)

##### BEDROOM

11' 2" x 11' 0" (3.4m x 3.35m)

##### WC

##### BALCONY

### SECOND FLOOR

##### BEDROOM

11' 3" x 10' 6" (3.43m x 3.2m)

##### SITTING ROOM

11' 7" x 11' 3" (3.53m x 3.43m)

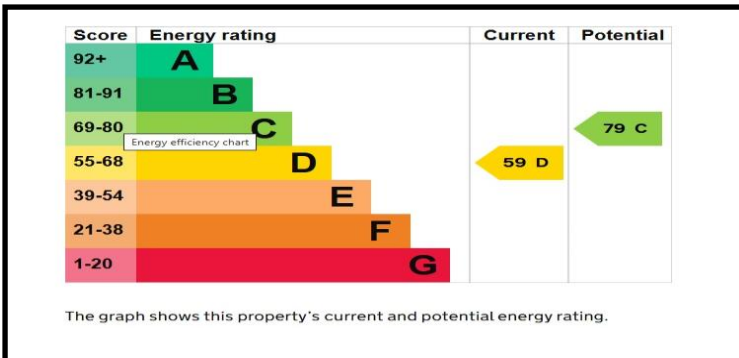
##### CLOAKROOM



## 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.



## 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.

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