

# PHILLIPS & STILL

Atlingworth Street, Brighton

£2,000,000



- A Fantastic Opportunity To Acquire Two 5 Storey Buildings Which Are Arranged Over 4 Maisonettes
- 4 HMO's Consisting of A 7 Bed, 8 Bed, 4 Bed and A 3 Bed
- The income is £143,250 per annum
- In July 2019 The Income Will Rise to £143,250 Per Annum
- Freehold With No Onward Chain

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



## 22a & 22a Atlingworth Street, Brighton, BN2 1PL



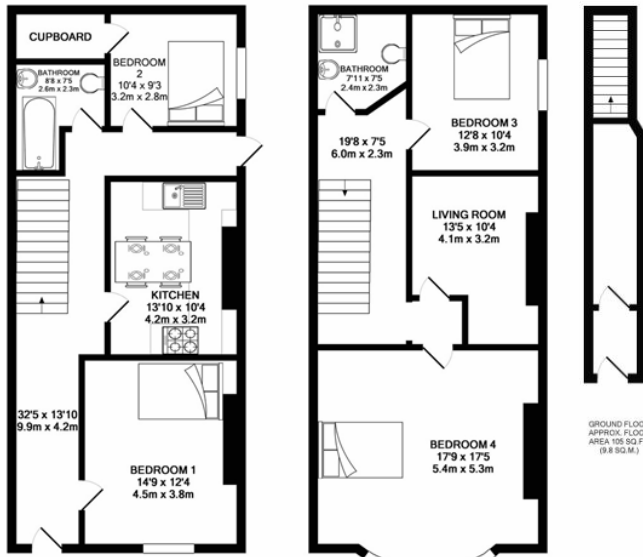
Investors Paradise! This is a fantastic opportunity to acquire two 5 storey buildings arranged as 4 maisonettes which are registered HMO's. Currently bringing in £132,200 income per year, then in July this will rise to £143,250 per year. At present the property is arranged as a 8 bed and a 7 bed upper maisonette, then a 4 and 3 bed ground and lower ground floor maisonettes. All four maisonettes have their own private entrances and the rooms are quite generously spacious. There are first floor balconies and a small rear patio for your tenants to enjoy and sit out in.

There is also scope for some uplifts to generate even more income, should you choose, As there is potential to create more bedrooms within the property, but of course you would need to obtain all the necessary consents etc before doing so.

Being situated towards the eastern end of the City, the location of this property is great for walking and cycling along the cliff tops and alongside the sea. Kemptown Old Village is nearby and offers all the requisite amenities such as a post office, bank, independent boutiques and shops, cafes, bars and restaurants. Nearby Brighton Marina is home to many recreation and leisure pursuits including a first class yachting marina, cinema complex and a large super market.

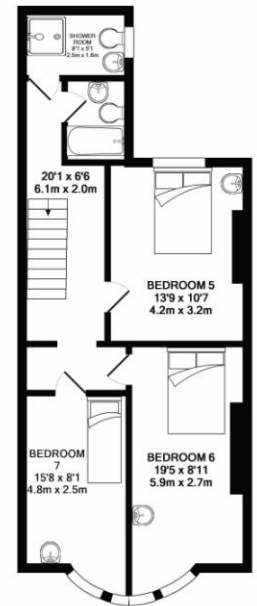
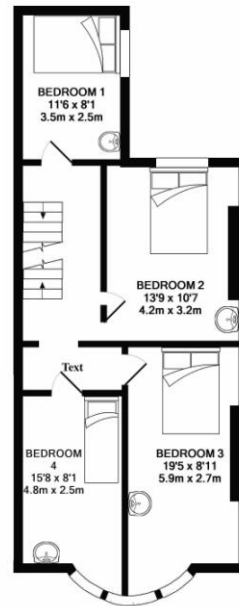
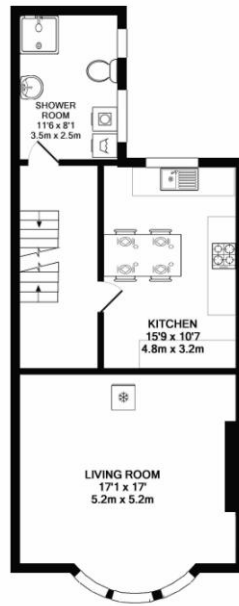






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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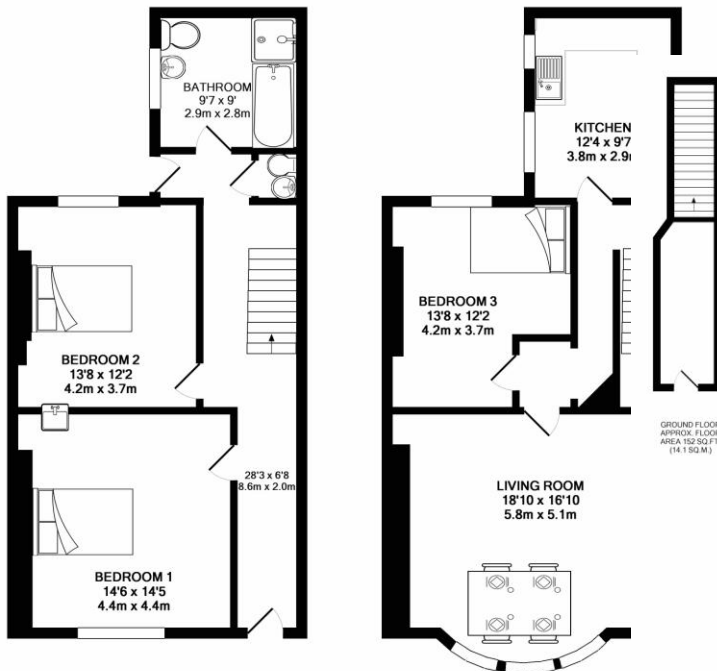


**GROUND FLOOR MAISONNETTE**

**TOTAL APPROX. FLOOR AREA:** 1956 SQ.FT. (181.7 SQ.M.)

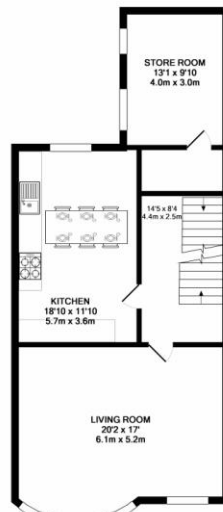
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**GROUND FLOOR MAISONNETTE**

**TOTAL APPROX. FLOOR AREA:** 2564 SQ.FT. (238.2 SQ.M.)

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## 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.

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## 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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**01273 771111**

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