



84 Riley Road, Brighton, BN2 4AH

Offers over £375,000 Freehold

Located on a SOUGHT AFTER tree lined street, this ATTRACTIVE RED BRICK Victorian mid-terrace house offers an exciting opportunity for both families & investors alike. Currently configured as a student let, the property generates a strong rental income of £2,400 per calendar month. Set moments from local shops, independent cafés, popular schools, & a wide range of amenities, the location blends convenience with a welcoming community feel. Internally, the house retains much of its ORIGINAL CHARM and could easily be converted back into a comfortable family home with generously proportioned rooms, HIGH CEILINGS & PERIOD FEATURES provide a solid foundation for further modernisation or personalisation. Viewings are highly recommended. Energy Rating: D58 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Cupboard housing electric meter, ceiling cornicing, 'Honeywell' thermostat, stairs to first floor.

Dining Area

Understairs storage cupboard housing gas meter, ceiling rose.

Lounge (Currently set up as a bedroom)

2 x sash windows to front, fireplace, ceiling rose, ceiling cornicing.

Bathroom

White suite comprising panelled bath with mixer taps, mains plumbed shower over, shower screen, pedestal wash hand basin with low level WC, chrome heated towel rail, double glazed window to rear, part tiled walls, laminate flooring.

Kitchen

Comprising a range of wall & base units with roll edged work surfaces over, inset stainless steel sink unit with mixer tap & drainer, space for oven, extractor above, space & plumbing for washing machine, space for tall fridge/freezer, wall mounted 'Worcester' combi boiler, double glazed window to rear, patio door to rear garden.

First Floor Landing

Radiator, doors to all rooms, stairs to loft space.

Bedroom

Sash window to rear, radiator.

Bedroom

Sash window to rear, radiator.

Bedroom

2 x sash windows to front, 2 x storage cupboards, double radiator, ceiling rose.

Outside

Front Garden

Pathway to front door.

Rear Garden

Steps to patio seating area with space for table & chairs, further lawned area, walled & fenced boundaries.

Total approx floor area

779 sq.ft. (72.3 sq.m.)

Parking Zone U

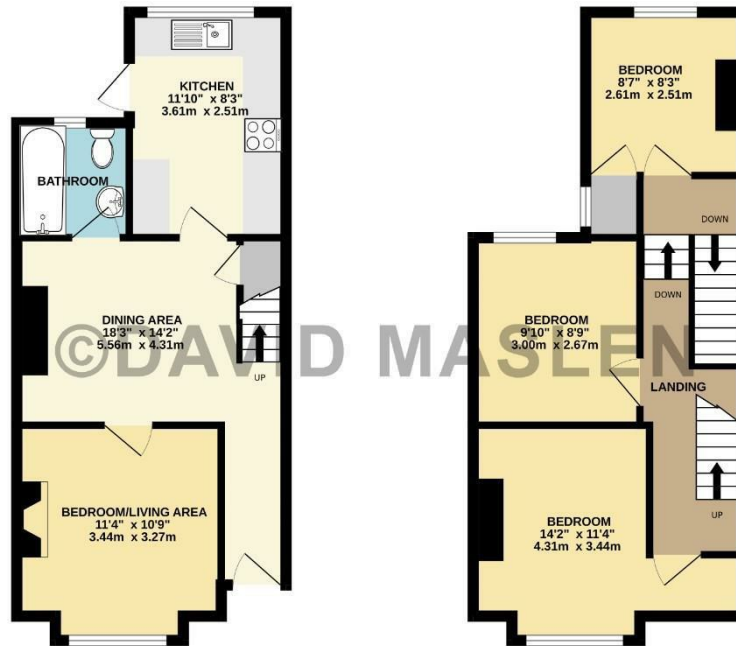
Council Tax Band C

V1



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplans and measurements before entering into any agreement. All to their opportunity or efficiency can be given. Made with Metaphor 12/2021

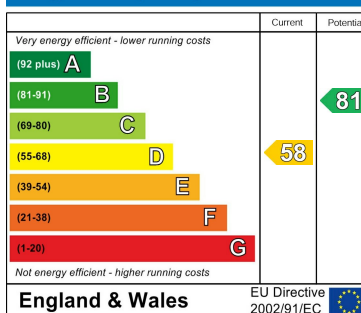
IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

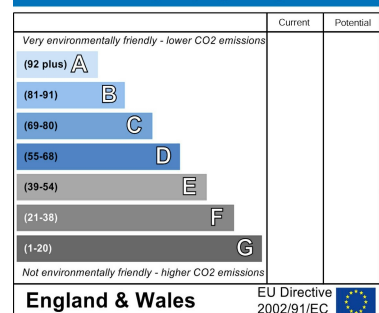
IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order. Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



COVERING THE CITY

SALES

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.