



Total Area Approx 1128.51 sq ft

12 Upper Bevendean Avenue, Brighton, BN2 4FF

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## £475,000 Freehold

## 12 Upper Bevendean Avenue, Brighton, BN2 4FF

\*\*\* IDEAL BUY TO LET OPPORTUNITY \*\*\*

A six bedroom licensed HMO property which is let until 15/9/24, generating an income of £3,380 pcm (£40,560 pa) with scope for uplift on the rent. A substantial mid-terrace house which is much bigger than it looks, with well laid-out and spacious accommodation over two levels. Further benefits include a boarded loft with potential to convert (subject to usual consents) and garage to rear accessed via rear access road. Popular location for students within easy reach of both Brighton and Sussex Universities as well as frequent buses into the city centre. No onward chain.

### Approach

Property accessed directly from pavement.

### Entrance Hall

Wood laminate flooring.

### Bedroom

4.15m x 1.91m (13'7" x 6'3")

Window to front.

### Bedroom

4.19m x 1.93m (13'8" x 6'3")

Window to front.

### Living Room

2.95m x 4.93m (9'8" x 16'2")

Glazed door to rear garden.

### Hallway

Tiled floor, stairs to first floor, understairs storage cupboard.

### Kitchen

3.52m x 3.04m (11'6" x 9'11")

Range of units at eye and base level, worktops with tiled splashbacks. Fitted electric oven, gas hob with extractor hood over, stainless steel sink with mixer tap and drainer, spaces for appliances, 'Vaillant' boiler.

### Shower Room

Recessed shower enclosure with tiled splashbacks, electric shower on riser, separate WC with low-level WC and wash basin. Door to rear garden.

### First Floor Landing

Access to lofts. Front loft is boarded with Velux window.

### Bedroom

4.25m x 2.39m (13'11" x 7'10")

Window to front overlooking communal green.

### Bedroom

3.22m x 2.41m (10'6" x 7'10")

Window to front overlooking communal green.

### Bedroom

3.04m x 3.89m (9'11" x 12'9")

Window to rear, built-in wardrobe, recessed built-in cupboard.

### Bathroom

Panel-enclosed bath with shower on riser, shower screen, wash basin, low-level WC, tiled walls.

### Bedroom

2.42m x 2.99m (7'11" x 9'9")

Window to rear.

### Rear Garden

Courtyard opens out to lawned area. Access to rear access road.

### Detached Garage

Reached via access road to rear.



- BUY TO LET INVESTMENT
- Six Bed Licensed HMO
- Let Until 15/09/24
- Current Income £3,380 pcm (£40,560 pa)
- Scope for Uplift in Rent
- Spacious Accommodation
- Generous Living Space
- Garage to Rear
- Popular Location for Students
- Easy Access to Universities

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: C