



Upper Rock Gardens

Brighton, BN2 1QF

Asking price £400,000

This property is a spacious four bedroom maisonette located in the highly desirable Kemptown area. Kemptown is known for its vibrant atmosphere, trendy shops, and diverse range of cafes and restaurants, making it a popular choice for residents and visitors alike.

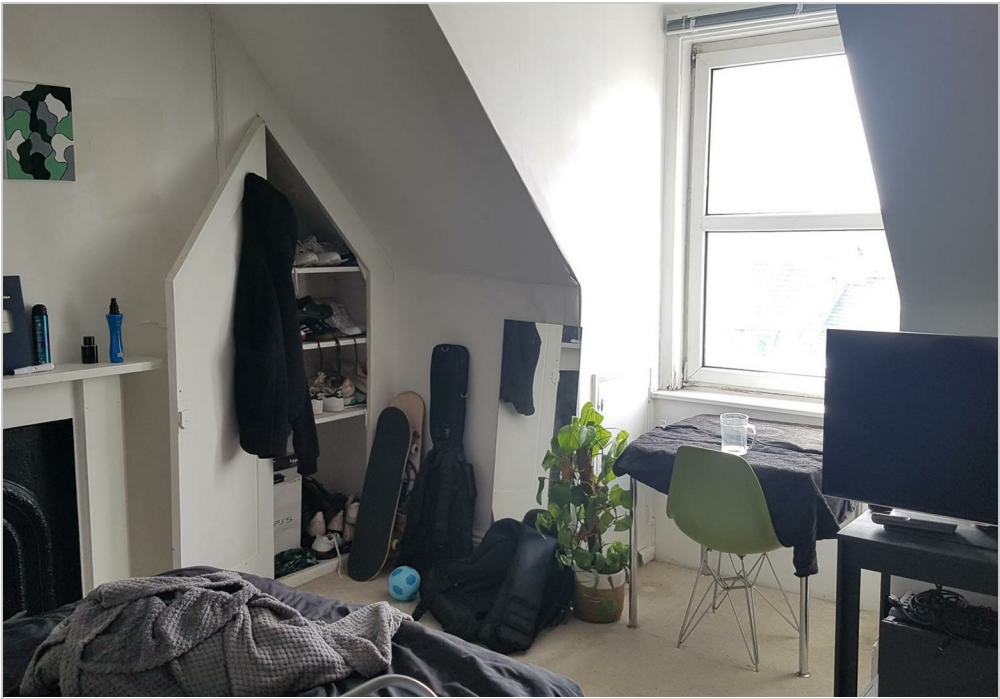
The maisonette offers ample space, making it an ideal investment purchase. With four bedrooms, there is plenty of room for a family or for individuals looking for additional space. The separate kitchen and lounge provide separate areas for cooking, dining, and relaxation, adding to the overall functionality of the property.

One of the main attractions of this property is its current rental income of £28,000 per year. This makes it an appealing investment opportunity for those looking to generate a steady income from their property. The rental income is a testament to the demand for housing in this area, ensuring a high likelihood of finding tenants and maintaining a consistent rental stream.

Another advantage of this property is its proximity to many local amenities. Kemptown offers a wide range of shops, supermarkets, and entertainment options, all within easy reach. This convenience adds to the overall appeal of the property, making it an attractive choice for potential tenants or future buyers.

- Share Of Freehold
- 4 Bedrooms
- Close to Brighton Seafront
- £28,000 per year income
- Maisonette
- Kitchen
- Bathroom
- Currently Let

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

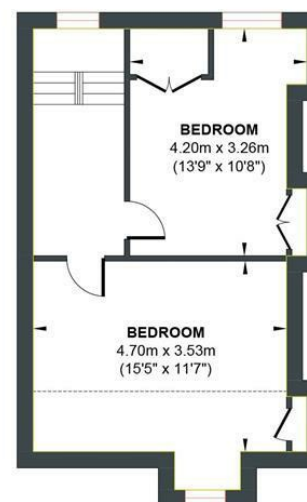


Approx. Gross Internal Floor Area 99.0 sq m / 1066.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



SECOND FLOOR

Approximate Floor Area
646.0 sq ft
(60.0 sq m)



THIRD FLOOR

Approximate Floor Area
420.0 sq ft
(39.0 sq m)

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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



