



## Elm Grove, Brighton

Asking price £550,000



### Property highlights

- Five-bedroom HMO terraced house
- Currently achieving £3200 per month (£38,400 annually)
- Located in the popular Elm Grove area of Brighton
- Well-presented with characterful original features
- Two shower rooms
- Modern kitchen with ample space for fridge/freezers and washing facilities
- Spacious patio garden
- Accommodation spread over two floors





This spacious five-bedroom HMO in Brighton's Elm Grove offers comfort and convenience for students and professionals. Currently generating £3,200/month (£38,400/year) with a 6.9% yield – it is an ideal investment property.

This spacious HMO in Elm Grove, Brighton, is the perfect blend of comfort and convenience, ideal for students or professionals. Spread over two floors, the property offers five generously sized bedrooms, providing plenty of personal space for each occupant. With two modern tiled shower rooms, there's no shortage of convenience for busy mornings or evenings.

The modern kitchen is well-equipped, featuring ample space for cooking and meal prep. There's also plenty of room for washing and laundry, making day-to-day living easy and efficient. The kitchen's layout encourages a communal feel, ideal for housemates to cook and dine together.

Outside, the property boasts a charming patio garden, offering a peaceful outdoor retreat. Overlooking the surrounding houses of Elm Grove, it's the perfect spot to relax or enjoy a quiet moment. The garden space adds a touch of nature and privacy, offering a nice break from the indoors.

Located in the vibrant Elm Grove neighbourhood, this property is close to local amenities, parks, and transport links, with easy access to Brighton's city centre and universities. It's an ideal choice for those looking for a well-located, spacious home with a modern touch in one of Brighton's most popular residential areas.

#### Property income

This property offers an attractive investment opportunity with a current rental income of £3,200 per month (£38,400 annually) and a sale price of £550,000, delivering a solid 6.9% yield. With the potential for rental increases, next year's projected rent is £3,500 per month (£42,000 annually), raising the yield to an impressive 7.6%. This strong return on investment, combined with the property's desirable location and high demand, makes it a smart addition to any investor's portfolio.

#### The area & transport links

Elm Grove is a vibrant, residential neighbourhood located just 1.5 miles from the city centre, offering excellent access to the city's shops, cafes, and iconic seafront. The area is



particularly popular with students due to its convenient location. The University of Brighton is just a 10-minute bus ride away, while the University of Sussex is reachable in approximately 25 minutes by bus, making Elm Grove a well-connected hub for those pursuing their studies.

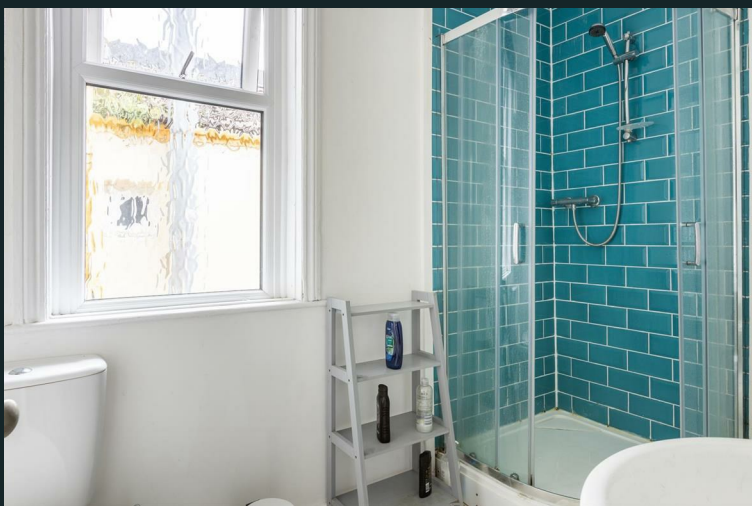
The neighbourhood is also known for its access to green spaces, with Queen's Park and The Level nearby, perfect for outdoor activities and relaxing between study sessions. For nature













TOTAL FLOOR AREA: 1119sq.ft. (104.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error.  
 Dimensions on this plan are for illustration purposes only and should be used as a guide to the 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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