



Newmarket Road, Brighton

Guide price £475,000 - £500,000



Property highlights

- Five-bedroom HMO terraced house
- Currently achieving £3,050 per month (£36,000 annually)
- Has been continuously let to students for the past 17 years
- Located just off Lewes Road in Brighton - a popular residential area for students and professionals
- Accommodation spread over three floors
- Two bathrooms
- Modern kitchen/diner with ample space for socialising
- Spacious patio garden



Guide price £475,000 – £500,000. This spacious five-bedroom HMO offers comfort and convenience for students and professionals. Currently generating £3,050/month (£36,000/year) with a 7.2% yield – it is an ideal investment property.

The property

This spacious five-bedroom HMO on Newmarket Road, just off Lewes Road in Brighton, perfectly combines comfort and convenience for students or professionals. Spread across three floors, the property offers five generously sized bedrooms, giving each occupant plenty of personal space. With two bathrooms—one featuring a bath with an overhead shower and the other a freestanding shower—there's ample convenience for busy mornings or evenings.

The modern kitchen, located on the lower ground floor, is well-equipped for cooking and meal prep and provides direct access to the patio garden. Its layout encourages a communal feel, making it a great space for housemates to cook, dine, and socialise together.

Outside, the charming patio garden offers a peaceful outdoor retreat, perfect for relaxing or enjoying a quiet moment. This outdoor space adds a touch of nature and privacy, ideal for unwinding after a busy day.

Located in the vibrant area near Lewes Road, 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 seeking a spacious, well-located home in one of Brighton's most popular residential areas.

Income from the property

This property offers an attractive investment opportunity with a current rental income of £3,050 per month (£36,600 annually) and a sale price of £500,000, delivering a solid 7.2% yield. With the potential for rental increases, next year's projected rent is £3,200 per month (£38,400 annually), raising the yield to an impressive 7.6%. With a strong return on investment, a prime location, high demand, and a 17-year track record of continuous occupancy, this property presents an ideal addition to any investor's portfolio.

The area and transport links

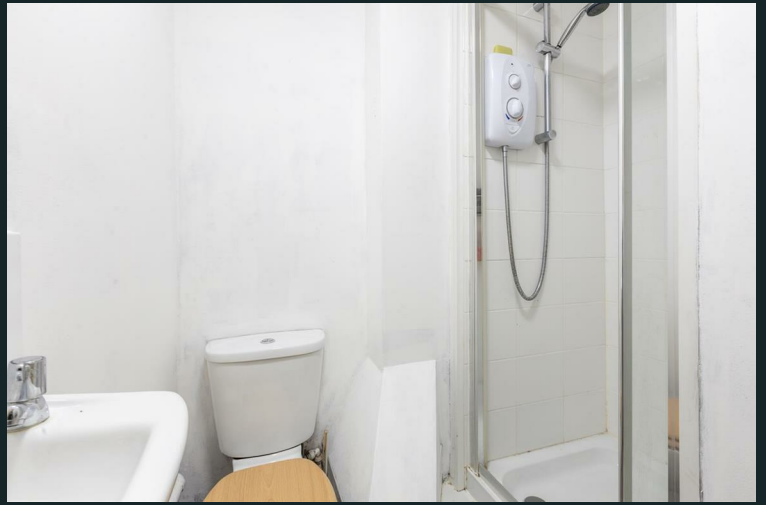
Newmarket Road, is a thriving residential area just under 2 miles from the bustling city centre, providing easy access to the city's vibrant shops, cafes, and the iconic Brighton seafront. Its convenient location makes it a popular choice for both students and professionals. The University of Brighton is just a five-minute drive away (15-minutes on foot), while the University of Sussex is accessible in around 30 minutes by bus, making it an ideal spot for students who need quick connections to their campuses.

The area is also well-served by green spaces, with nearby Preston Park and The Level offering opportunities for outdoor recreation and relaxation. For those who enjoy nature, the stunning South Downs National Park is within easy reach, providing scenic trails and breathtaking views, perfect for weekend escapes. With its blend of local amenities, excellent transport links, and proximity to nature, Newmarket Road offers a well-balanced living experience in a popular residential area.

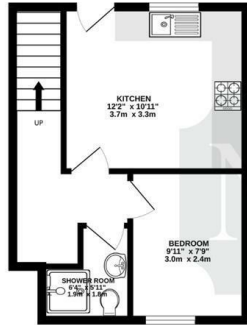




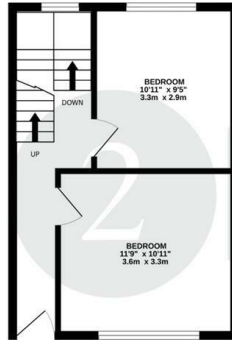




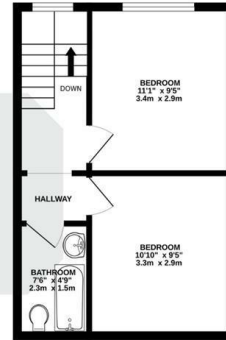
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA - 958sq. ft. (89.0 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 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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01273 670253
hello@numbertwentyfour.co.uk
numbertwentyfour.co.uk

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