

**Price** £600,000

**Freehold** 

6x ∰ 2x 🚅 1x 🖽

Upper Lewes Road, Brighton, East Sussex, BN2















# Main features

- Centrally located end of terrace house
- Spacious throughout with separate utility room
- Excellent investment opportunity, HMO currently achieving £3,400 pcm
- Rear courtyard garden
- No onward chain

# **Accommodation**

## **GROUND FLOOR**

Entrance Hall

Lounge: 15'0 into bay x 12'6 (4.58m x 3.81m) Bedroom 1: 11'0 x 11'0 (3.36m x 3.36m) **Kitchen**: 18'0 x 11'0 (5.49m x 3.36m)

Utility Room

# SPLIT LEVEL FIRST FLOOR

Bedroom 3: 16'0 into bay x 13'0 (4.88m x

Bedroom 2: 15'0 x 11'0 (4.58m x 3.36m)

Shower Room Shower Room

### SECOND FLOOR

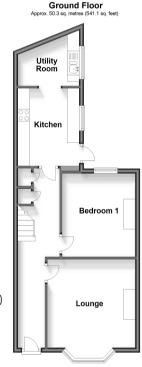
Landing

Bedroom 6: 15'0 into bay x 12'0 (4.58m x 3.66m)

Bedroom 5: 12'0 x 9'0 (3.66m x 2.75m) Bedroom 4: 11'0 x 10'6 (3.36m x 3.20m)

### OUTSIDE

Rear Courtyard

















- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



