



Price
£475,000

Freehold

4x  1x  1x 

**Inverness Road,
Brighton, East Sussex,
BN2**

cubitt & west
Helping you move forwards



Main features

- Excellent investment opportunity
- Arranged over 3 floors
- Prime student location
- Licensed HMO
- Currently achieving £2479 pcm and rented until 13th August 2024

Accommodation

GROUND FLOOR

Entrance Hall

Bedroom 3 : 12'7 into bay x 10'10 (3.84m x 3.30m)

Bedroom 4 : 11'3 x 8'10 (3.43m x 2.69m)

LOWER GROUND FLOOR

Lounge/Kitchen : 22'1 x 13'9 (6.74m x 4.19m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1 : 12'7 into bay x 10'10 (3.84m x 3.30m)

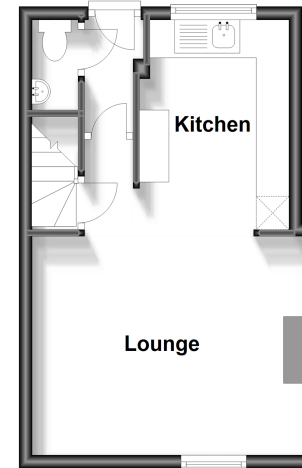
Bedroom 2 : 11'3 x 9'1 (3.43m x 2.77m)

Shower Room

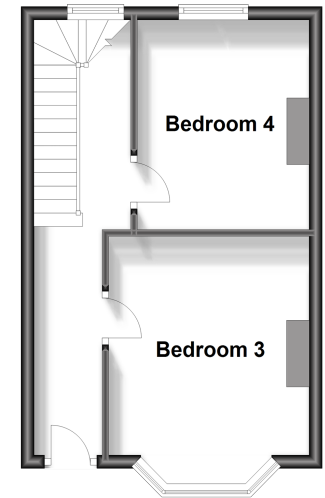
OUTSIDE

Rear Garden

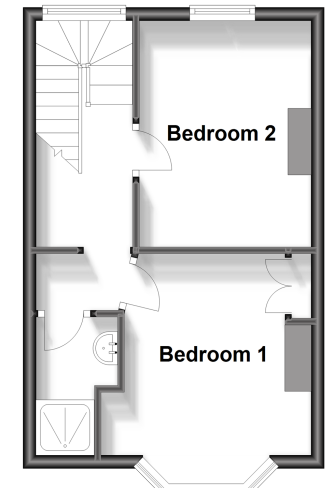
Lower Ground Floor
Approx. 26.6 sq. metres (286.6 sq. feet)



Ground Floor
Approx. 28.7 sq. metres (309.2 sq. feet)



First Floor
Approx. 27.8 sq. metres (299.0 sq. feet)



Call Lewes Road Brighton - 01273 604377 ■ cubittandwest.co.uk

- 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



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