



- A fantastic opportunity to acquire this four bedroom period property
- Rear garden
- No onward chain
- Currently arranged as an HMO

Rugby Road, Brighton, BN1 6ED

Guide Price £700,000 - £725,000

A fantastic opportunity to purchase this period property situated in one of Brighton's most premier hot spots close to Fiveways with lots of great schools and London Road station for anyone looking to commute to London/Gatwick. This house is currently arranged as an HMO, however there is massive potential here to make this property into the perfect family home.



Property Description

The property in question is a four-bedroom period property, which presents a fantastic opportunity for acquisition. With its spacious layout and ample rooms, it holds great potential to serve as a comfortable family home.

Currently, the property is being utilized as a House in Multiple Occupation (HMO), indicating that it has been divided into separate living spaces to accommodate multiple tenants. This configuration can be advantageous for potential buyers who may wish to continue renting out the property to generate additional income. However, it also poses an opportunity for those interested in converting it back into a single-family residence, as the property's layout and size make it suitable for such a transformation.

One of the appealing features of this property is its rear garden, which offers a private outdoor space for residents to relax, entertain, or engage in gardening activities. This amenity adds value and provides an opportunity for families to enjoy outdoor activities without leaving the comfort of their home. London Road station is also close by and is perfect for anyone looking to commute to London or Gatwick.



Furthermore, the property is being sold with no one in the chain, which means that the transaction can be completed quickly and without any complications caused by other parties. This is often a desirable factor for potential buyers, as it eliminates delays and uncertainties commonly associated with chains.

The location of the property is highly sought after, primarily due to its proximity to popular schools. Families with children often prioritize living in areas that offer access to quality educational institutions, and this property fulfills that requirement. Its close proximity to



these schools not only provides convenience for families but also adds to the property's potential for long-term value appreciation.

Accommodation

GROUND FLOOR

ENTRANCE HALL

LOUNGE

14' 5" x 13' 5" (4.39m x 4.09m)

DINING ROOM

12' x 11' 6" (3.66m x 3.51m)

CUPBOARD

KITCHEN/ BREAKFAST ROOM

19' 4" x 10' 4" (5.89m x 3.15m)

FIRST FLOOR

BEDROOM ONE

10' 8" x 10' 3" (3.25m x 3.12m)

SHOWER ROOM

WC

BEDROOM TWO

12' x 11' 6" (3.66m x 3.51m)

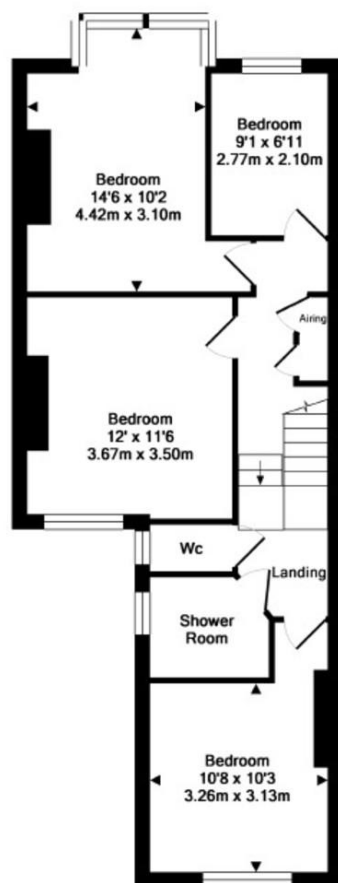
AIRING CUPBOARD

BEDROOM THREE

14' 6" x 10' 2" (4.42m x 3.1m)

BEDROOM FOUR

9' 1" x 6' 11" (2.77m x 2.11m)



Total Approx. Floor Area 1230 Sq.Ft. (114.2 Sq.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Picture this...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
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