

PHILLIPS & STILL

Atlingworth Street, Brighton

Guide Price of £1,000,000 - £1,100,000



- A Fantastic Opportunity To Acquire A Five Storey Freehold House Arranged As Two Separate Maisonettes
- Currently Rented to a total of £98,280 Per Annum
- Sought After Location Just Off Brighton Seafront
- No Onward Chain

To view all our homes: phillipsandstill.co.uk

Atlingworth Street, Brighton, BN2 1PL



Investors Paradise! This is a fantastic opportunity to acquire an extremely spacious 5 storey terraced house arranged as 2 separate maisonettes which are registered HMO's. Currently bringing in £98,280 income per year. At present the property is arranged as a 3 bed lower maisonette, then a 7 bed upper maisonette. Both of these maisonettes have their own private entrances and the rooms are quite generously spacious. There is a first floor balcony and a small rear patio for your tenants to enjoy and sit out in.

There is also scope for some uplifts to generate even more income, should you choose, As there is potential to create more bedrooms within the property, but of course you would need to obtain all the necessary consents etc before doing so.

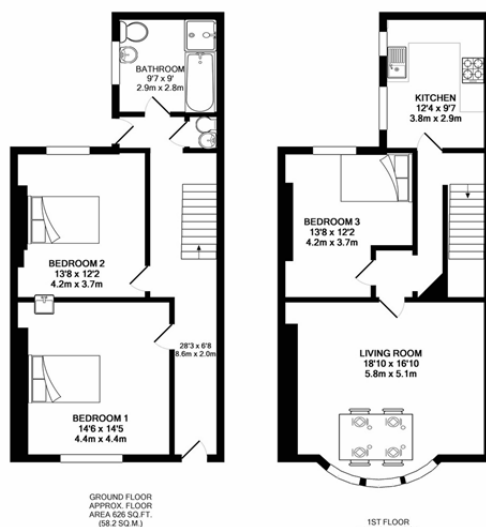
Being situated towards the eastern end of the City, the location of this property is great for walking and cycling along the cliff tops and alongside the sea. Kemptown Old Village is nearby and offers all the requisite amenities such as a post office, bank, independent boutiques and shops, cafes, bars and restaurants. Nearby Brighton Marina is home to many recreation and leisure pursuits including a first class yachting marina, cinema complex and a large supermarket.



Picture this...

Think how it would feel to walk out of your front door and straight onto the beautiful Brighton seafront. There you can take a stroll along with an ice cream and enjoy Brighton's picturesque views.

Alternatively if you're looking for entertainment then you are within walking distance of the many bars, restaurants and local amenities which the City is so well known for.



Accommodation

LOWER GROUND AND GROUND FLOOR MAISONETTE

LOWER GROUND FLOOR

ENTRANCE HALL
BEDROOM ONE
14' 6" x 14' 5" (4.42m x 4.39m)
BEDROOM TWO
13' 8" x 12' 2" (4.17m x 3.71m)
BATHROOM
9' 7" x 9' (2.92m x 2.74m)
CLOAKROOM

GROUND FLOOR

BEDROOM THREE
13' 8" x 12' 2" (4.17m x 3.71m)
LIVING ROOM
18' 10" x 16' 10" (5.74m x 5.13m)
KITCHEN
12' 4" x 9' 7" (3.76m x 2.92m)

1ST, 2ND AND 3RD FLOOR MAISONETTE

FIRST FLOOR

LIVING ROOM
20' 2" x 17' (6.15m x 5.18m)
KITCHEN
18' 10" x 11' 10" (5.74m x 3.61m)
BEDROOM 8
13' 1" x 9' 10" (3.99m x 3m)

SECOND FLOOR

BEDROOM ONE
13' 1" x 9' 10" (3.99m x 3m)
BEDROOM TWO
13' 9" x 11' 10" (4.19m x 3.61m)
BEDROOM THREE
16' 10" x 11' 10" (5.13m x 3.61m)
BEDROOM FOUR
14' 10" x 8' 4" (4.52m x 2.54m)
SHOWER ROOM
CLOAKROOM

THIRD FLOOR

BEDROOM FIVE
13' 9" x 11' 10" (4.19m x 3.61m)
BEDROOM SIX
21' 9" x 11' 10" (6.63m x 3.61m)
ENSUITE CLOAKROOM
BEDROOM SEVEN
14' 10" x 8' 4" (4.52m x 2.54m)
ENSUITE CLOAK ROOM
SHOWER ROOM
SHOWERROOM

OUTSIDE

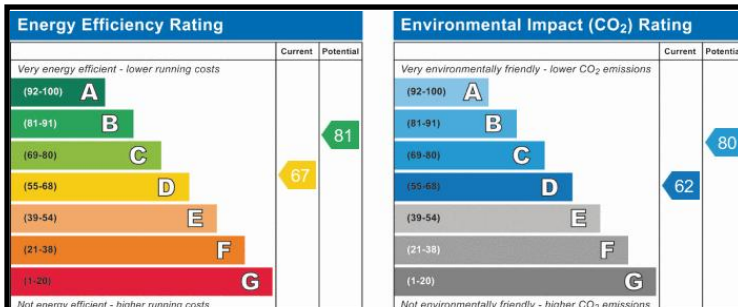
BALCONY
PATIO GARDEN



What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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