



## Wakefield Road, Brighton

Asking Price  
**£575,000**  
Freehold

- A WELL PRESENTED FIVE BEDROOM HMO
- ANNUAL INCOME OF £40,284
- SPECTACULAR VIEWS OVER BRIGHTON
- OFFERED FOR SALE WITH TENANTS IN SITU
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER CENTRAL BRIGHTON LOCATION

Robert Luff & Co are delighted to bring to market this well presented five bedroom HMO located in the ever popular Wakefield Road. This investment is in good decorative order throughout and is producing an income of £40,284 per annum. Accommodation currently offers five bedrooms, two bathrooms, Kitchen/Diner, separate lounge and rear garden.

Situated in Wakefield Road, close to The Level recreation park, Brighton Open Market and within a mile of The North Laine and Brighton Mainline Station.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

Entrance Hall

Bedroom 14'9 x 11'9 (4.50m x 3.58m)

Bedroom 11'6 x 9'9 (3.51m x 2.97m)

Stairs to Lower Ground Floor

Living Room 12'1x 9'9 (3.68m x 2.97m)

Kitchen 15'1 x 11'5 (4.60m x 3.48m)

Utility Room 15'1 x 5 (4.60m x 1.52m)

Stairs to Basement

Bathroom

First Floor

Bedroom 13'7 x 9'9 (4.14m x 2.97m)

Bedroom 11'6 x 9'9 (3.51m x 2.97m)

Shower Room

Second Floor

Bedroom 14'3 x 11'4 (4.34m x 3.45m)

### AGENTS NOTES

FREEHOLD

EPC: E

COUNCIL TAX: D

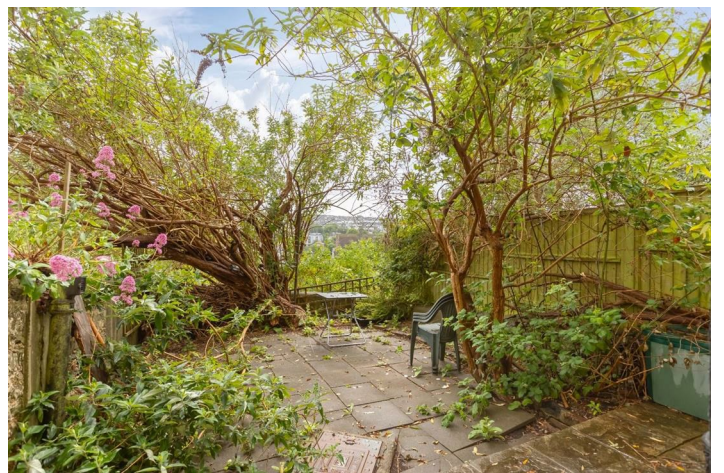
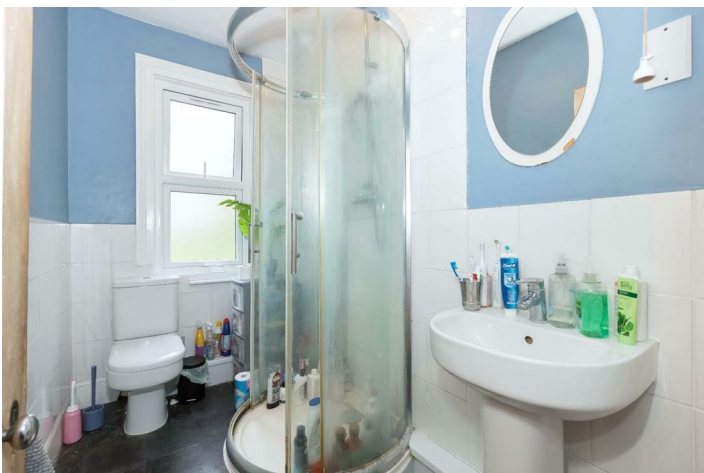
28 Blatchington Road, Hove, East Sussex, BN3 3YD

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# Floorplan



Total area: approx. 137.3 sq. metres (1477.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.