



Total area: approx. 126.1 sq. metres (1357.1 sq. feet)

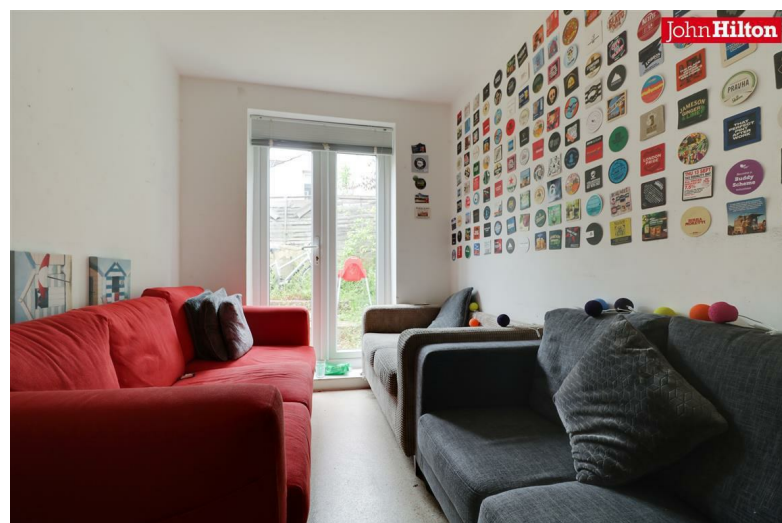


Total Area Approx 1357.10 sq ft

99 Whippingham Road, Brighton, BN2 3PF

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Offers In Excess Of £600,000 Freehold



99 Whippingham Road, Brighton, BN2 3PF
***** ATTENTION INVESTORS *****
 A substantial six bedroom HMO property which is being sold as an ongoing investment. Currently let for £3,510 pcm until 30/08/24 giving an annual return of £42,120, and re-let for the next academic year at £3,770 pcm (£45,240 per annum). The accommodation is arranged over three levels and consists of six bedrooms, two shower rooms, open-plan kitchen/dining/living room, spare room and roof terrace with far reaching views. Situated in a residential area between Elm Grove and Hartington Road which is a popular location for students due to easy access to the Universities and the city centre.



Approach

Raised front garden.

Entrance Hall

Stairs to first floor, built-in cupboard under stairs.

Bedroom One

4.18m x 3.62m (13'8" x 11'10")
 Bay window to front, wash hand basin.

Bedroom Two

3.78m x 3.00m (12'4" x 9'10")
 Window to rear, wash hand basin.

Kitchen/Diner

8.19m x 2.45m (26'10" x 8'0")
 Range of units at eye and base level, worktops extend to include two ovens with hob and extractor hood over, side door and French doors lead to rear garden.

First Floor Landing

Stairs ascend to second floor.

Spare Room

2.53m x 2.45m (8'3" x 8'0")
 Window to rear.

Shower Room

Glass shower cubicle with shower over, wash hand basin and low-level WC. Window to side, aqua board panelled walls.

Bedroom Three

3.76m x 3.00m (12'4" x 9'10")
 Window to rear, wash hand basin.

Bedroom Four

3.94m x 3.38m (12'11" x 11'1")
 Bay window to front, wash hand basin.

Shower Room

Glass cubicle with shower over, wash hand basin, low-level WC and aqua board panelled walls.

Second Floor Landing

Built-in storage cupboard and door to roof terrace with stunning rooftop views.

Bedroom Five

3.57m x 2.29m (11'8" x 7'6")
 Window to rear, wash hand basin.

Bedroom Six

2.69m x 4.01m (8'9" x 13'1")
 Window to front, wash hand basin.

Garden

Concrete patio, shingle area with raised tiled section, and borders well stocked with mature shrubs.



- Ideal Investment Opportunity
- Six Bed HMO Property
- Let Until 30/08/24 with Income of £3,510 pcm (£42,120 per annum)
- Re-Let for Next Academic Year at £3,770 pcm (£45,240 per annum)
- Arranged Over Three Levels
- Roof Terrace with City Views
- Two Shower Rooms
- Popular Residential Area
- Easy Access to Universities
- To Be Sold as an Ongoing Investment

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: **C**