



Viaduct Road, Brighton, East Sussex, BN1 4ND

Guide Price £350,000

- Three Bed Maisonette
- Buy to let investment - HMO License
- £18,600 per annum
- Preston Circus location
- Kitchen with appliances



Stanfords
Estate Agents



Three double bedroom HMO property in a fantastic location close to Preston Circus and London Road. Current income of £18,600 per annum. The accommodation briefly comprises of an entrance hallway, a fitted kitchen with a range of appliances including a washing machine, fridge freezer and cooker. A shower room, three double bedrooms and spacious living room. Further benefits include gas central heating and double glazing.

ENTRANCE HALL

Communal entrance hall leading to property. Stairs up to half landing, door to:

KITCHEN

8' 6" x 7' 11" (2.59m x 2.41m)

Fitted kitchen with floor and wall units, roll top worksurface with four ring hob, electric oven and extractor fan over, stainless sink with mixer tap. A range of appliances including a washing machine and fridge freezer. Window overlooking the side. Part tiled walls, wood laminate floor, ceiling down lights and door to.

SHOWER ROOM

Window to the rear, Walk-in shower cubide, low level wc, wash basin, extractor fan, part tiled walls.

LANDING

Stairs to all floors and door to:

LIVING ROOM

14' 11" x 13' 5" (4.55m x 4.09m) MAX

Southerly aspect bay window overlooking Viaduct Road, radiator

BEDROOM

10' 11" x 9' 5" (3.33m x 2.87m)

Window overlooking the rear, radiator.

LANDING

High window to the rear, doors to all top floor rooms.

BEDROOM

15' 1" x 10' 3" (4.6m x 3.12m)

Southerly aspect windows overlooking Viaduct Road, radiator.

BEDROOM

10' 5" x 9' 6" (3.18m x 2.9m)

Window to the rear, radiator.

OTHER INFORMATION

Tenure: Leasehold

Lease: 125 years from 25/3/87

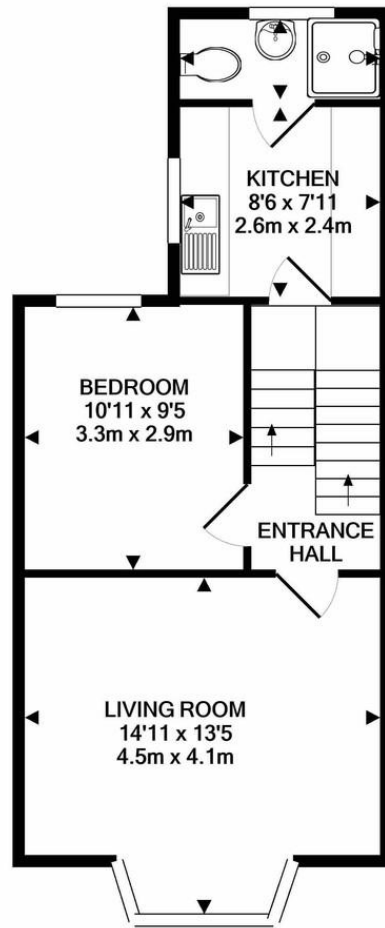
Approx. 92 years remaining

Service Charge: £1,166.68 per annum

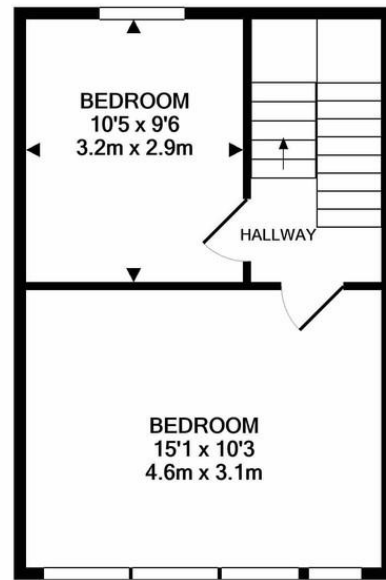
Parking: Zone Y



GROUND FLOOR



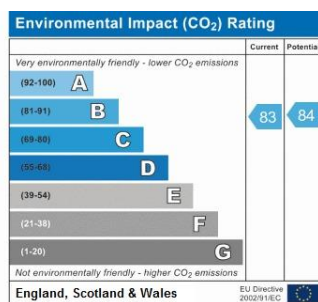
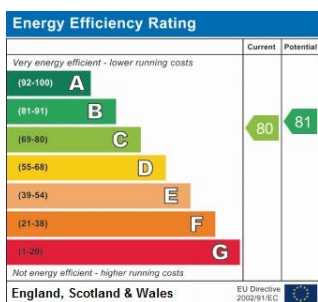
1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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SERVICE CHARGE
£1,166.68 per annum

GROUND RENT
£238.12 per annum

PARKING
Parking Zone Y

COUNCIL TAX BAND
Tax band A

TENURE
Leasehold - 92 years remaining
125 years from 25/3/87

LOCAL AUTHORITY
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