



## 15 STAPLEFIELD DRIVE BRIGHTON, BN2 4RJ

£325,000  
FREEHOLD

Guide Price £325,000 - £350,000. Nestled on Staplefield Drive, Brighton, this superb property with no onward chain and a versatile layout offers a great opportunity to turn the property into an ideal family home or investment.

Previously operating as a licensed five-bedroom HMO, the property delivered an annual income of £36,000 per annum, making it an attractive proposition for investors aiming to maximise returns. With Brighton's universities just a short commute away. The property currently comprises; well-proportioned rooms that can function as either bedrooms or living and dining room spaces, spacious kitchen with side access onto the west facing rear garden. Upstairs are three bedrooms, bathroom suite with separate WC.

The property is ideally located near essential amenities and transport links that provide quick access to the city centre and university campuses.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS





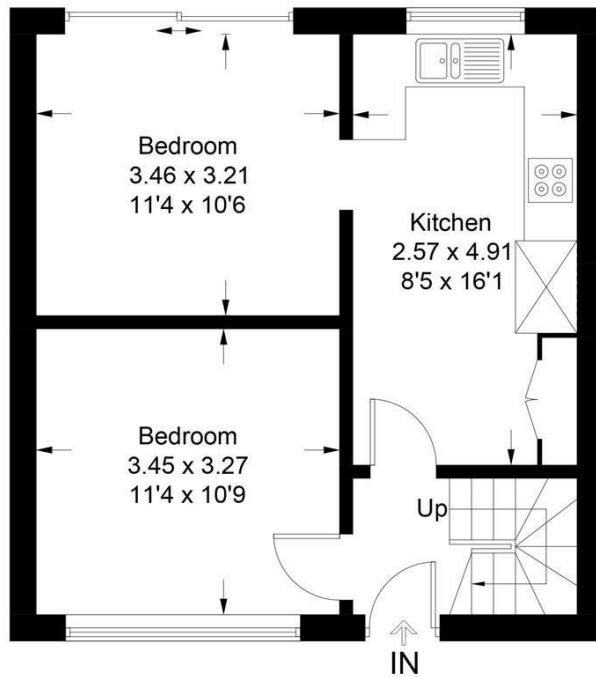




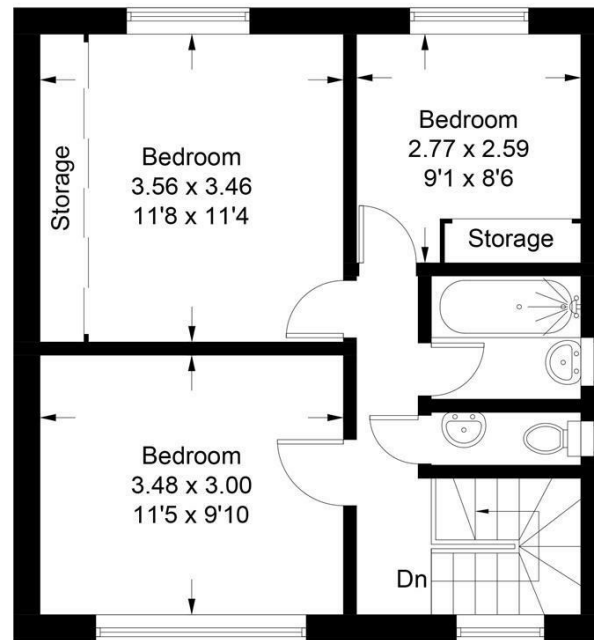


## 15 Staplefield Drive

Approximate Gross Internal Area = 81.7 sq m / 879 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1201834)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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