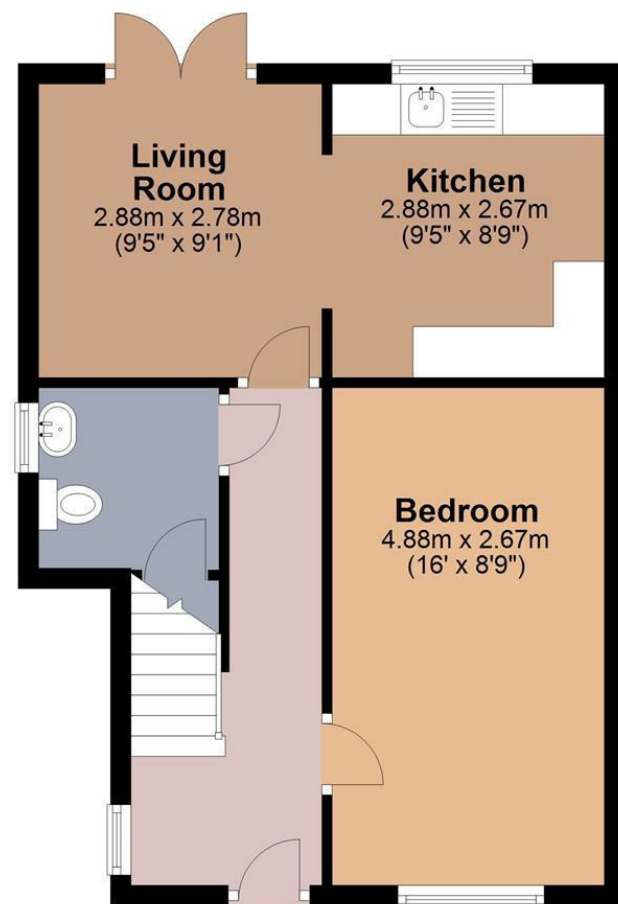


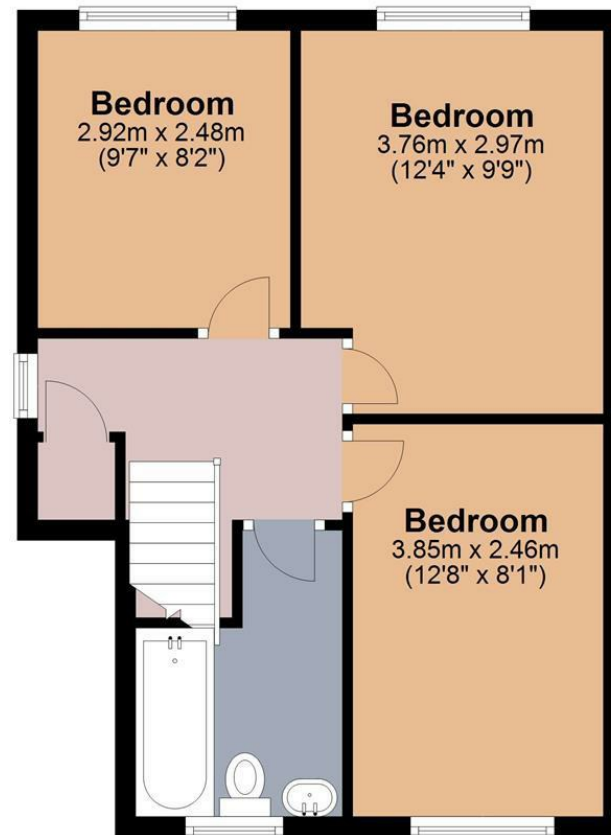
## Ground Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



## First Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



Total area: approx. 80.8 sq. metres (869.8 sq. feet)

Total Area Approx 869.80 sq ft



1a Dartmouth Crescent, Brighton, BN2 4HY

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or sales@johnhiltons.co.uk

## £380,000 Freehold



## 1a Dartmouth Crescent Brighton, BN2 4HY

\*\*\* ATTENTION INVESTORS \*\*\*

Currently used as a four bedroom HMO, situated in a popular student location of Bevendean within walking distance of both Brighton campuses and Sussex University. Accommodation is well presented and split over two levels with large double bedroom, full-width open-plan kitchen/living room and separate WC on the ground floor, and three generously sized bedrooms and a bathroom on the first floor. Currently let to four sharers for £2,166 pcm until 28/8/24 and re-let for the next academic year at £2,253 pcm. Perfect for students, with local shops nearby and frequent bus links to both universities and the city centre. Sold with no onward chain.



### Front Garden

Pathway leading to front door, storage area for bins.

### Entrance Hall

Stairs to first floor, window to side.

### Open-Plan Kitchen/Living Area:

5.45m x 2.88m (17'10" x 9'5")

### Living Room

2.78m x 2.88m (9'1" x 9'5")

French doors to rear garden, archway to kitchen.

### Kitchen

2.67m x 2.88m (8'9" x 9'5")

Range of units at eye and base level with worktops over, tiled splashbacks. Stainless steel sink with drainer, space and plumbing for washing machine and fridge freezer. Freestanding cooker with extractor hood over, wall mounted combi boiler and window to rear.

### Bedroom

4.88m x 2.67m (16'0" x 8'9")

Window to front.

### WC

White suite comprising of low flush WC and wash hand pedestal basin with mixer tap and cupboard below. Frosted window to side, built in cupboard under stairs.

### Landing

Access to loft, window to side and built in cupboard.

### Bedroom

2.92m x 2.48m (9'6" x 8'1")

Window to rear with countryside views.

### Bedroom

3.76m x 2.97m (12'4" x 9'8")

Window to rear with countryside views.

### Bedroom

3.85m x 2.46m (12'7" x 8'0")

Window to front.

### Bathroom

Part tiled walls, white suite comprising of wash hand pedestal basin with mixer tap and cupboard below, low flush WC and bath with mixer tap and shower over. Frosted window to front.

### Garden

Raised decked area with steps to lower patio with fenced boundaries and gate to rear.



- ATTENTION INVESTORS
- Four Bedroom HMO
- Currently Let at £2,166 pcm until 28/8/24 & Re-Let For Next Academic Year
- Generously Sized Accommodation
- Open-Plan Kitchen/Living Room
- Bathroom & Separate WC
- Walking Distance to Moulsecoomb Campus
- Frequent Bus Links to City Centre
- Close to Local Amenities
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **D**