## John Hilton

# John **Hilton**



Landing 2.38 x 1.47 m 7'9" x 4'9" Floor 1 Building 1

Total Area Approx 1054.86 sq ft

19 Coombe Terrace, Brighton, BN2 4AD

## 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











## Est 1972

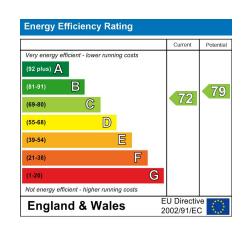












## Council Tax Band: C



- IDEAL INVESTMENT PROPERTY
- Four Bedroom HMO
- Currently rented at £2,600pcm / £31,200 pa
- Re-let for next academic year at £2,713pcm / £32,556 pa
- Potential to Increase to Five Beds (STNC)
- Lewes Road Area Prime Student Location
- Local Amenities on the Doorstep
- Easy Access to Universities
- Generous Lounge/Dining Room
- Separate Kitchen

## **19 Coombe Terrace Brighton BN24AD**

\*\*\* IDEAL INVESTMENT OPPORTUNITY \*\*\* Four bedroom licensed HMO property which is currently let from 11th September 2024 for 12 months at £2,600 pcm (£31,200 per annum) and re-let for the next academic year at £2,713pcm (£32,556 per annem). Great location for student letting in the popular Lewes Road area, convenient for local shops, buses and the universities. The accommodation has been extended at the accommodation has been extended at the rear and consists of four bedrooms, a generously sized lounge/diner, separate kitchen and bathroom. Potential to reconfigure to gain a fifth bedroom (subject to usual consents). The property also benefits from solar panels which are owned outright. A 'ready to go' investment property with high returns in a prime student location.

### Front Garden

With walled boundaries.

**Entrance Hall** 

Wooden floors, storage area below stairs, continues through to rear of property.

Lounge/Dining Area Two double glazed sash windows to front.

**Kitchen** 2.72m x 2.57m (8'11" x 8'5") Range of units at eye and base level, worktops with tiled splash backs. Fitted oven and hob with extractor hood over, space for washing machine and fridge freezer, stainless steel sink with mixer tap and drainer.

### **Bathroom**

White suite consisting of bath with shower mixer tap, shower screen and agua boarded splash backs, wash basin and low level WC.

Bedroom 3.87m x 2.93m (12'8" x 9'7") Window to rear.

Landing Entrance to loft space.

## **Bedroom**

4.21m x 3.31m (13'9" x 10'10") Bay with sash windows to front.

## Bedroom

3.06m x 2.63m (10'0" x 8'7") Double glazed window to rear.

### Bedroom

3.42m x 2.76m (11'2" x 9'0") Double glazed window to rear, wall-mounted "Vaillant" combi boiler.







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