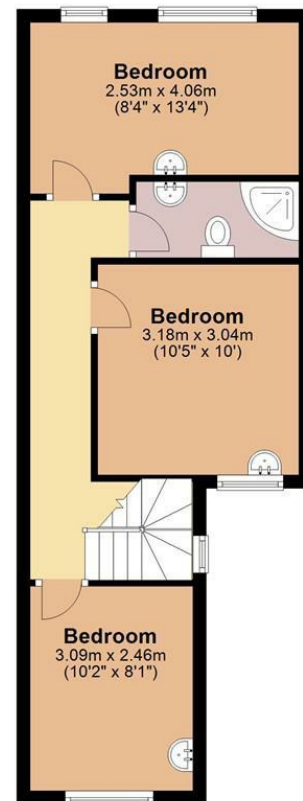


**Ground Floor**  
Approx. 45.5 sq. metres (489.5 sq. feet)



**First Floor**  
Approx. 39.3 sq. metres (423.1 sq. feet)



Total area: approx. 84.8 sq. metres (912.6 sq. feet)

Total Area Approx 912.60 sq ft



40 Hollingdean Road, Brighton, BN2 4AA

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

## £500,000 Freehold



## 40 Hollingdean Road, Brighton, BN2 4AA

**\*\*ATTENTION INVESTORS\*\*** A good standard five bedroom licensed HMO property, currently let till 24/7/24 at £2,816 pcm or £33,792 per annum with potential for uplift on the rent. Situated in a prime student location just off Lewes Road, with easy access to both universities and Brighton city centre. Accommodation consists of five double bedrooms, open plan kitchen/living area, shower room and separate WC. To be sold as an ongoing investment.

### Entrance Hall

Stairs to first floor.

### Living Room

3.81m x 2.46m (12'5" x 8'0")

Window to side and door to rear garden, archway to kitchen.

### Kitchen

2.82m x 2.30m (9'3" x 7'6")

Range of units at eye and base level with worktops over, stainless steel sink with mixer tap and drainer, fitted oven with hob and extractor hood over, space and plumbing for washing machine. Window to side.

### Bedroom

3.50m x 3.07m (11'5" x 10'0")

Window to front, wash hand basin.

### Bedroom

3.19m x 2.11m (10'5" x 6'11")

Window to rear, wash hand basin.

### WC

Low flush WC, wash hand basin.

### Landing

Window to side, access to loft space.

### Bedroom

3.09m x 2.46m (10'1" x 8'0")

Window to rear, wash hand basin.

### Bedroom

3.18m x 3.04m (10'5" x 9'11")

Window to rear, wash hand basin.

### Shower Room

Glass shower cubical with mixer shower over, low flush WC, wash hand basin with mixer tap.

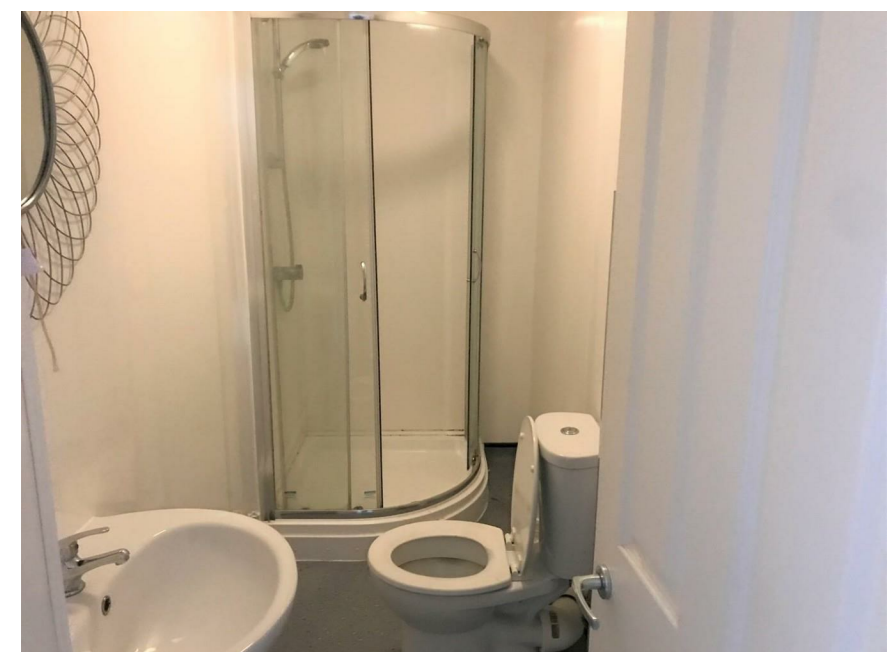
### Bedroom

2.53m x 4.06m (8'3" x 13'3")

Windows to front, wash hand basin.

### Garden

Courtyard with walled boundaries.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>89</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>68</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

- IDEAL INVESTMENT
- Licensed HMO
- Five Double Bedrooms
- Recently Refreshed Interior
- Let Until 24/7/24 at £2,816pcm
- Potential For Uplift On Rents
- Good Transport Links
- Prime Student Location
- Just Off Lewes Road
- Let the Income Roll In!