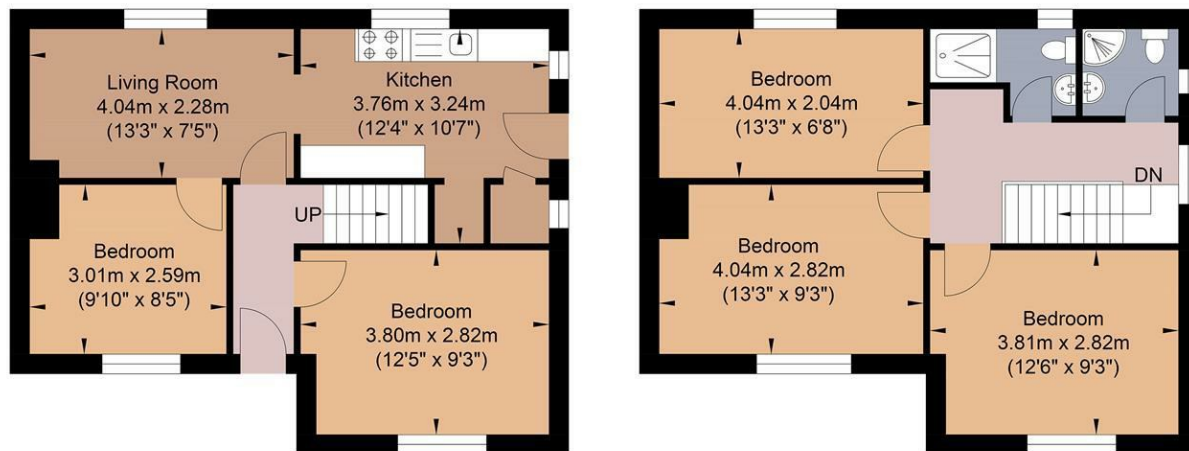


Manton Road, Brighton



Ground Floor
Approximate Floor Area
471.88 sq ft
(43.84 sq m)

First Floor
Approximate Floor Area
471.88 sq ft
(43.84 sq m)

Approximate Gross Internal Area = 87.68 sq m / 943.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 943.77 sq ft

29 Manton Road, Brighton, BN2 4FB

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

£465,000 Freehold

29 Manton Road, Brighton, BN2 4FB

** IDEAL INVESTMENT OPPORTUNITY **

A great chance to acquire a five bedroom licensed HMO property in a popular location for students. Currently vacant but previously let to five sharers with potential for high returns. The accommodation consists of five bedrooms, communal living room, separate kitchen, two shower rooms and off-street parking. Situated on level ground, no big hills to climb and a convenient location for access to the universities and buses into the city centre. Being sold with no onward chain.

Front Garden

Pebble infilled hardstand for off-road parking.

Entrance Hall

Stairs to first floor.

Lounge

4.04m x 2.28m (13'3" x 7'5")

Window to rear.

Kitchen

3.76m x 3.24m (12'4" x 10'7")

Range of units at eye and base level, worktops, 1.5 bowl stainless steel sink with mixer tap and drainer, spaces for appliances including dishwasher. Utility cupboard, "Vaillant" combi boiler, and side door to garden.

Bedroom

3.01m x 2.59m (9'10" x 8'5")

Window to front.

Bedroom

3.80m x 2.82m (12'5" x 9'3")

Window to front.

Landing

Side window, access to loft space.

Bedroom

3.81m x 2.82m (12'5" x 9'3")

Window to front.

Bedroom

4.04m x 2.82m (13'3" x 9'3")

Window to front.

Bedroom

4.04m x 2.04m (13'3" x 6'8")

Window to rear.

Shower Room

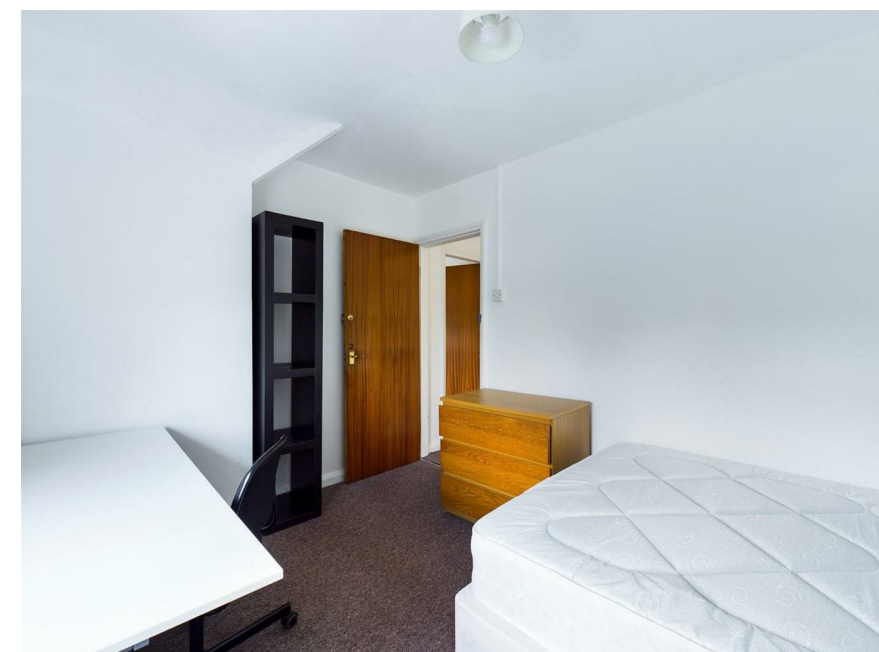
Corner shower enclosure with tiled splashbacks, thermostatic shower, low-level WC, wash basin with mixer tap and cupboards below.

Shower Room

Shower enclosure with tiled splashbacks, thermostatic shower, low-level WC, wash basin with mixer tap and cupboards below.

Rear Garden

Generously sized, mostly lawned.



- Ideal Investment Opportunity
- Licensed HMO Property
- Five Bedrooms
- Potential for High Returns
- Communal Living Room & Separate Kitchen
- Two Shower Rooms
- Off-Road Parking for Two
- Convenient Location for Students
- Easy Access to Universities
- NO ONWARD CHAIN

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 58 | 78 |
| EU Directive 2002/91/EC | | | |

Council Tax Band: C