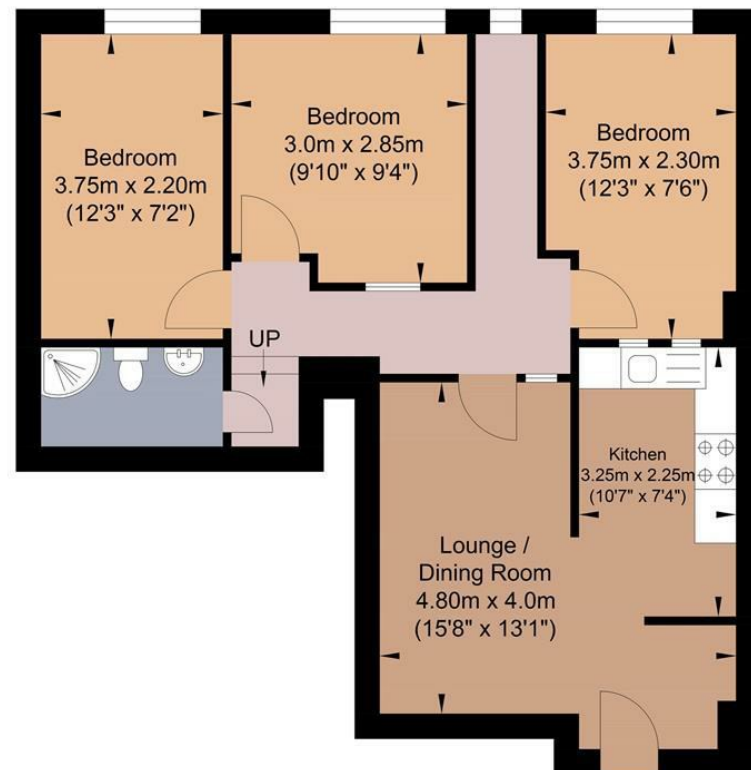


## Baker Street, Brighton



Approximate Floor Area  
599.01 sq ft  
(55.65 sq m)

Approximate Gross Internal Area = 55.65 sq m / 599.01 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx sq ft

Flat 1, 33 Baker Street, Brighton, BN1 4JN

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

## £335,000 Leasehold



## Flat 1, 33 Baker Street Brighton, BN1 4JN

A stylish, three double bedroom ground floor flat, would make a great buy to let investment with planning permission granted for a HMO for 3 people. Currently the property is in use as a high-end student/professional sharers' accommodation which is currently let at £1,875pcm until 11/8/24. Modern and well-finished interior with generously proportioned rooms including three double bedrooms, open-plan kitchen/dining/living area and shower room. Central location just off London Road, close to Brighton Station with easy access to the universities. Low outgoings, new 125-year lease and no onward chain.

### Communal Entrance Hall

Internal mail boxes, coir matting, newly fitted striped carpeting, communal bike storage under stairs.

### Lobby Area

Storage for coats and shoes.

### Open Plan Kitchen/Dining/Lounge

With high ceilings.

### Lounge/Dining Area

4.80m x 4.0m (15'8" x 13'1")  
LVT flooring, space for sofas plus dining table.

### Kitchen Area

3.25m x 2.25m (10'7" x 7'4")  
LVT flooring, range of units at eye and base level, worktops with tiled splashbacks, fitted electric oven, hob with "Neff" extractor hood over, spaces for washing machine, dishwasher and fridge freezer, stainless steel sink with mixer tap and drainer, foldaway breakfast bar.

### Inner Hallway

LVT Flooring, area for tumble dryer and clothes drying, recessed storage.

### Bedroom

3.75m x 2.30m (12'3" x 7'6")  
Window to rear plus borrowed light from kitchen.

### Bedroom

3.0m x 2.85m (9'10" x 9'4")  
Window to rear, cupboard housing boiler.

### Bedroom

3.75m x 2.20m (12'3" x 7'2")  
Window to rear.

### Spacious Shower Room

Modern suite consists of shower enclosure with sliding doors, raised shower head plus hand shower, wash basin with mixer tap and cupboard below plus mirror over, low level WC, heated towel rail, tiled walls.



- Three Double Bedroom Ground Floor Flat
- Let Until August 2024
- Ideal Investment
- Producing £1,875pcm / £22,500 pa
- Modern and Stylish Interior
- Open Plan Kitchen/Dining/Living Area
- Central Location off London Road
- Close to Brighton Station
- Easy Access to Universities
- High Returns

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(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: **B**