

Ground Floor



Floor 1



Total Area Approx 943.94 sq ft

15 Hillside, Brighton, BN2 4TA

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## Offers In Excess Of £450,000 Freehold



## 15 Hillside Brighton, BN2 4TA

An ideal Buy to Let Investment. A six bedroom licensed HMO property which is currently let until 11/08/24, generating an income of £3,272 pcm (£39,264 per annum), and re-let until August 2025 with an increased income of £3,450 pcm (£41,400 per annum). A semi-detached house with rear extension providing comfortable student accommodation which benefits from a recently upgraded main shower room. Great location for students, close to Lewes Road and within easy reach of both Brighton and Sussex Universities and close to frequent buses into the city centre. No onward chain.



### Approach

Slightly elevated from the road, front garden paved with hedged boundaries.

### Porch

Wood panelled walls.

### Entrance Hall

Tiled floor, stairs to first floor, under stairs storage cupboard.

### Living Room

2.70m x 3.21m (8'10" x 10'6")  
Tiled floor leads through to:

### Kitchen

4.47m x 1.84m (14'7" x 6'0")  
Beech laminate units at eye and base level with worktops and tiled splashbacks. Built-in oven with ceramic hob and extractor hood over. Stainless steel sink with drainer and mixer tap. Spaces for appliances including recessed area, 'Worcester Bosch' boiler. Side door leads out to garden.

### Bedroom

2.37m x 3.30m (7'9" x 10'9")  
Window to front.

### Bedroom

2.54m x 2.41m (8'3" x 7'10")  
Window to front.

### Bedroom

2.42m x 2.39m (7'11" x 7'10")  
Window to rear.

### Landing

### Bedroom

3.37m x 3.34m (11'0" x 10'11")  
Window to front, built-in storage cupboard and an additional built-in wardrobe.

### Bedroom

3.73m x 3.67m (12'2" x 12'0")  
Window to front, built-in storage cupboard and an additional built-in wardrobe.

### Bedroom

2.42m x 2.73m (7'11" x 8'11")  
Window overlooking rear garden.

### Shower Room

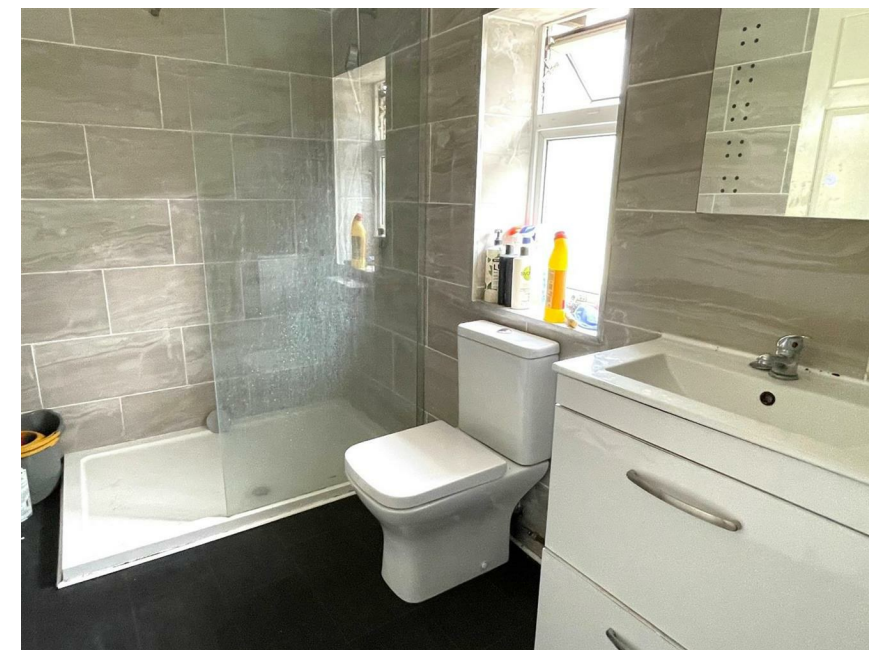
Modern suite with fully tiled walls. Walk-in shower enclosure with raised shower head plus hand-held shower attachment on a riser, wash basin with mixer tap and storage drawers below, and low-level WC.

### Second Shower Room

Recessed shower enclosure with electric shower on a riser, wash basin, low-level WC.

### Rear Garden

Generously sized, mostly laid to lawn with paved patio areas and side access.



- BUY TO LET INVESTMENT
- Six Bed Licensed HMO
- Currently Let Until August 2024 at £3,272 pcm (£39,264 pa)
- Re-Let from Aug 2024-Aug 2025 at £3,450 pcm (£41,400 pa)
- Well Set Up Student Accommodation
- Recently Upgraded Main Shower Room
- Close to Lewes Road
- Great Location for Students
- Easy Access to Unis & City Centre
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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: **C**