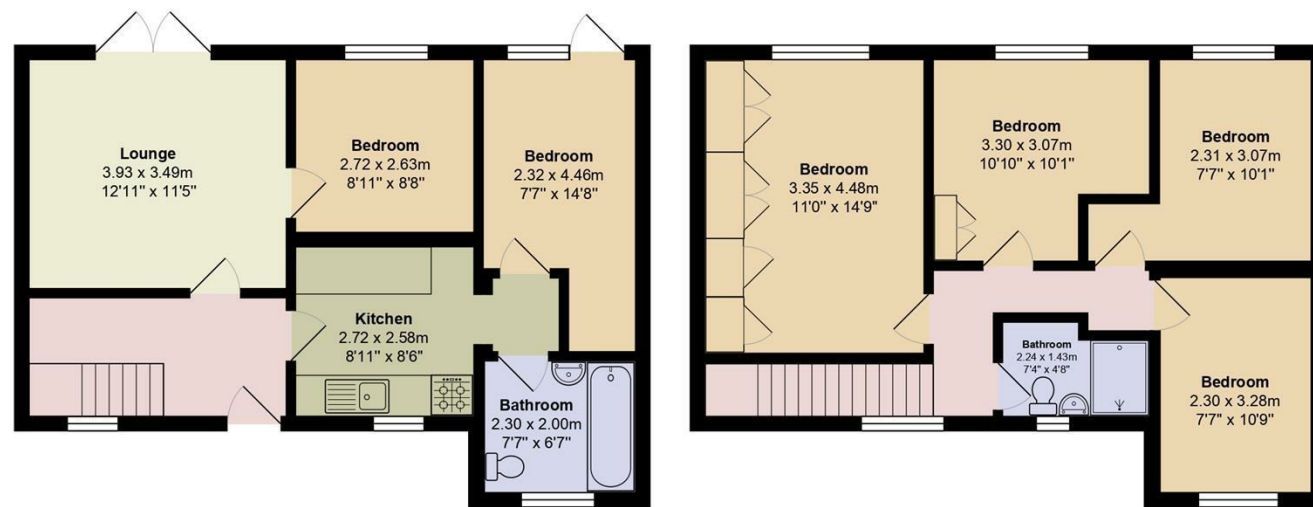


Ingham Drive, Brighton, BN1 9GL



Total Area: 106.7 m² ... 1148 ft²
All measurements are approximate and for display purposes only



Total Area Approx 1148.00 sq ft

25 Ingham Drive, Brighton, BN1 9GL

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

£450,000 Freehold

25 Ingham Drive, Brighton, BN1 9GL

*** IDEAL INVESTMENT OPPORTUNITY ***

A substantial six bedroom licensed HMO property which is currently let at £2,990 pcm (£35,880 pa) until 8/9/24 and is re-let to the same tenants until 8/9/25 at £3,250 pcm (£39,000 pa). The property has benefitted from a two storey side extension and comes with a hot tub (available by separate negotiation) plus garage to rear which is reached via an access road behind. The accommodation consists of six bedrooms, two bath/shower rooms, plus separate lounge and kitchen. A great location for student letting, within close proximity to Brighton and Sussex Universities. The property further benefits from off-road parking and is close to local shops and buses into town. NO ONWARD CHAIN.

Approach

Lawned front garden, off-road parking space.

Entrance Hall

Stairs to first floor.

Lounge

3.93m x 3.49m (12'10" x 11'5")
French doors to rear garden.

Kitchen

2.72m x 2.58m (8'11" x 8'5")
Range of units at eye and base level, worktops with tiled splashbacks, stainless steel sink with mixer tap and drainer, spaces for appliances.

Bedroom

2.72m x 2.63m (8'11" x 8'7")
Window to rear.

Bedroom

4.46m x 2.32m (14'7" x 7'7")
Window and door to rear garden.

Bathroom

Fully tiled, jacuzzi bath with central mixer taps, electric shower over with hand shower on riser, wash basin, low-level WC.

First Floor Landing

Window to front, entrance to loft.

Bedroom

4.48m x 3.35m (14'8" x 10'11")
Window to rear with views of surrounding area, full-length fitted wardrobes.

Bedroom

3.30m x 3.07m (10'9" x 10'0")
Window to rear, built in wardrobe.

Bedroom

3.07m x 2.31m (10'0" x 7'6")
Window to rear with views of surrounding area.

Bedroom

3.28m x 2.30m (10'9" x 7'6")
Window to front.

Shower Room

Shower enclosure with aqua board splashbacks, electric shower with hand-held shower on riser, wash basin, low-level WC, tiled walls.

Rear Garden

Mostly laid to lawn, pebble infilled patio area with hot tub (available by separate negotiation).

Garage

With pitched roof and is located at rear of rear garden, accessed via access road behind.

- IDEAL INVESTMENT OPPORTUNITY
- Substantial Semi-Detached House
- Licensed Six Bed HMO
- Currently Let at £2,990 pcm (£35,880 pa)
- Re-Let for Next Academic Year at £3,250 pcm (£39,000 pa)
- Two Bath/Shower Rooms
- Garage to Rear
- Hot Tub Available by Separate Negotiation
- Great Location for Students
- Close Proximity to Universities

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(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**

