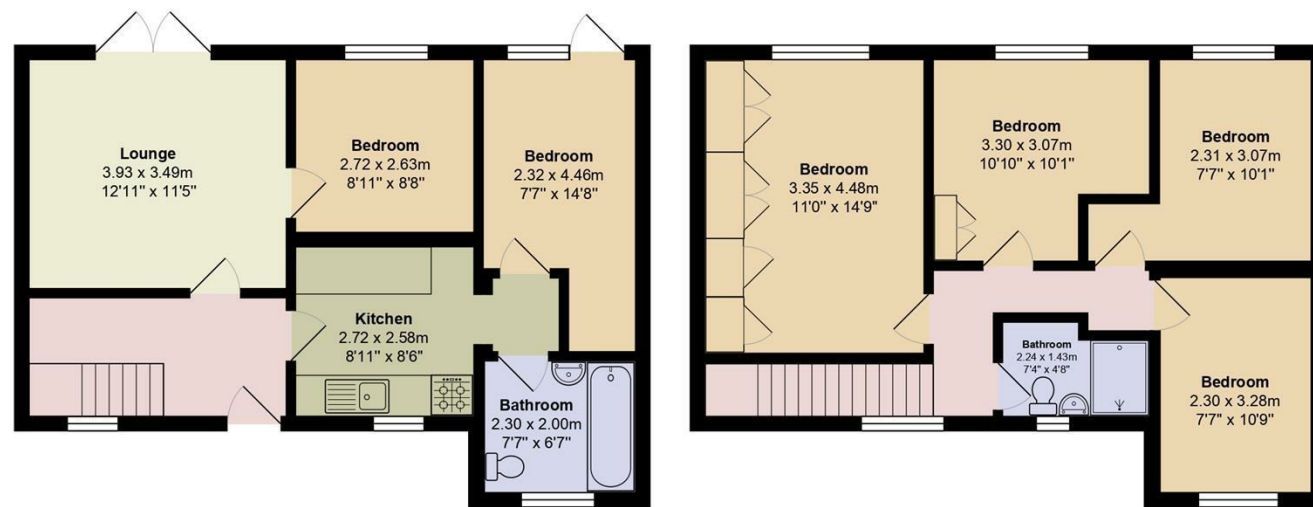


Ingham Drive, Brighton, BN1 9GL



Total Area: 106.7 m<sup>2</sup> ... 1148 ft<sup>2</sup>  
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	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	83
England & Wales	EU Directive 2002/91/EC

Council Tax Band: C

