



Total Area Approx 1302.43 sq ft

42 Lower Bevendean Avenue, Brighton, BN2 4FE

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

£475,000 Freehold



42 Lower Bevendean Avenue, Brighton, BN2 4FE

*** IDEAL BUY TO LET INVESTMENT ***

A six bedroom licensed HMO property which is let until 25/7/24 generating £3,250 pcm (£39,000 pa) with scope for uplift on the rent. A much extended 1930s semi-detached house with full-width extension to the rear plus loft conversion providing substantially sized accommodation and generous communal space. Popular location for students being within easy reach of both Brighton and Sussex Universities and with frequent buses into the city centre. No onward chain.



Approach

Lawned front garden and shared driveway to side, with steps leading to front door.

Entrance Hall

Tiled floor, stairs ascend to first floor, understairs storage cupboard.

Lounge

3.50m x 3.30m (11'5" x 10'9")

Wood laminate flooring, French doors lead to:

Kitchen/Dining Room

5.70m x 3.80m (18'8" x 12'5")

Pine laminate units at eye and base level, worktops with tiled splashbacks. Spaces for appliances including double stove with canopy extractor hood over, stainless steel sink with mixer tap and drainer. Tiled floor, 'Vaillant' boiler, door to rear garden.

Bedroom

4.50m x 2.20m (14'9" x 7'2")

Two double glazed windows to side.

Bedroom

4.00m x 3.30m (13'1" x 10'9")

Bay window to front, fireplace (untested).

First Floor Landing

Side window, stairs ascend to second floor.

Bedroom

3.50m x 3.30m (11'5" x 10'9")

Bay window to front.

Bedroom

3.50m x 3.00m (11'5" x 9'10")

Window to rear.

Bedroom

3.30m x 2.20m (10'9" x 7'2")

Double glazed window to front.

Bathroom

Panel-enclosed bath with shower attachment on riser, shower screen, wash basin, low-level WC. Tiled floor and walls.

Second Floor

Mini landing.

Bedroom

3.50m x 4.00m (11'5" x 13'1")

Velux window to front, dormer window to rear, eaves storage cupboards plus built-in wardrobe.

Shower Room

Tiled floor, corner shower enclosure with tiled splashbacks, electric shower on a riser, wash basin, low-level WC.

Rear Garden

Tiered on two levels. Lawned section leads to paved patio area plus decking section. Shed, fenced boundaries, side access.



- BUY TO LET INVESTMENT
- Six Bed Licensed HMO
- Let Until 25/7/24
- Current Income £3,250 pcm (£39,000 pa)
- Scope for Uplift on Rent
- Full-Width Rear Extension
- Loft Conversion
- Substantial Accommodation
- Popular Location for Students
- Easy Access to Universities

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: C