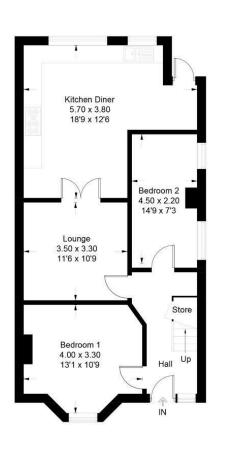
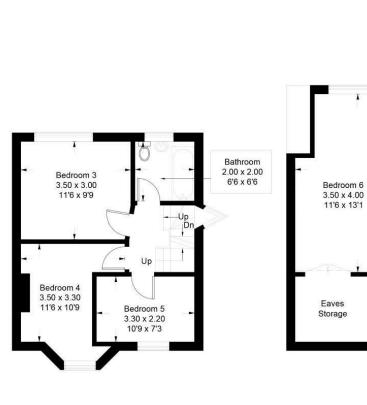
# John Hilton





John Hilton

**Ground Floor** 

**First Floor** 

Second Floor

Shower Room

2.00 x 2.00 6'6 x 6'6

Eaves Storage



Total Area Approx 1302.43 sq ft

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 42 Lower Bevendean Avenue, Brighton, BN2 4FE

www.johnhiltons.co.uk









### Est 1972

## £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 fullwidth 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.



# Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) A (81-91) (81-91) B (85-68) (85-68) (55-68) D (57-67) (39-54) E (57-67) (1-20) G (1-20) Not energy efficient - higher running costs EU Directive England & Wales 2002/91/EC

#### Council Tax Band: C

- 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

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract







# John Hilton