



Total Area Approx 777.46 sq ft

76 Kimberley Road, Brighton, BN2 4EP

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

Guide Price £375,000-£400,000
Freehold

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*** GUIDE PRICE £375,000-£400,000 ***

INVESTMENT OPPORTUNITY - A four bedroom mid-terrace HMO which is currently let until 03/09/25 with a rental income of £2,400 pcm (£28,800 pa). Situated in a popular residential area close to Lewes Road with easy access to Universities and the city centre with local shops and buses close by. The accommodation consists of an open-plan kitchen/living area with French doors opening onto a south-facing lawned rear garden, a bedroom and WC on the ground floor, with three double bedrooms and a shower room on the first floor. Fully double glazed and with gas central heating, this property is ideal for those looking for a buy to let investment. No onward chain.

Approach

Footpath leads to front door, walled front garden.

Entrance Hall

Varnished wood flooring, understairs storage cupboard.

Bedroom

3.14m x 3.99m (10'3" x 13'1")

Bay window to front, varnished wood flooring.

Open-Plan Kitchen/Living Area:

3.50m x 4.78m (11'5" x 15'8")

Kitchen Area

Range of units at eye and base level, worktops with tiled splashbacks. Stainless steel sink with mixer tap and drainer, built-in oven and hob with extractor hood, spaces for appliances and tiled floor.

Living Area

Varnished wood flooring, UPVC double glazed French doors to garden.

WC

Low-level WC, wash basin.

First Floor Landing

Entrance to loft.

Bedroom

3.73m x 3.65m (12'2" x 11'11")

Bay window to front, recessed built-in cupboards.

Bedroom

3.53m x 2.34m (11'6" x 7'8")

Window to rear, built-in cupboard to recess.

Bedroom

2.45m x 2.99m (8'0" x 9'9")

Window to rear.

Shower Room

Shower enclosure, shower head plus hand-held shower attachment on riser, aqua board splashbacks, wash basin.

Rear Garden

South-facing, lawned with fenced and walled boundaries. External storage cupboard housing combi boiler.



- IDEAL INVESTMENT OPPORTUNITY
- Four Bedroom HMO
- Currently Let Until 03/09/25 at £2,400 pcm (£28,800 pa)
- Open-Plan Kitchen/Living Area
- Varnished Wooden Floors
- South-Facing Rear Garden
- Double Glazing & Gas Central Heating
- Popular Residential Area
- Easy Access to Universities & City Centre
- NO ONWARD CHAIN

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: C