



Total Area Approx 800.79 sq ft

4 Riley Road, Brighton, BN2 4AH

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**Guide Price £400,000-£425,000**  
**Freehold**



## 4 Riley Road, Brighton, BN2 4AH

\*\*\* GUIDE PRICE £400,000-£425,000 \*\*\*

Situated in a popular tree-lined road of Edwardian houses, this mid-terrace is let as a four bedroom HMO until 11/8/25 at £2,426pcm or £29,120 pa. The accommodation consists of separate lounge, dining room (currently 4th bedroom), kitchen and separate WC to the ground floor with three bedrooms and main bathroom upstairs. The property retains some original features including attractive fireplaces and there is a raised garden to the rear. Ideal for those looking for a buy to let investment. Located close to all of the local amenities on Lewes Road and with easy access to the city centre, Brighton Station and the Universities. No onward chain.

### Approach

Steps ascend to front door. Walled front garden with pebble infill.

### Entrance Hall

Coir matting, raised cupboard housing meters, stairs to first floor.

### Lounge

3.18m x 3.27m (10'5" x 10'8")

Square bay window to front, attractive feature fireplace.

### Reception / Fourth Bedroom

3.17m x 3.25m (10'4" x 10'7")

Window to rear, built-in recessed wardrobe.

### WC

Low-level WC with cistern incorporating wash basin with mixer tap.

### Kitchen

2.95m x 2.72m (9'8" x 8'11")

Range of handleless units at eye and base level, square edge wood laminate worktops with metro tile splashbacks. Double sink with drainer and mixer tap, fitted oven and hob with canopy extractor over, spaces for appliances and door to rear garden.

### First Floor Landing

Split-level with entrance to loft.

### Bedroom

3.16m x 2.87m (10'4" x 9'4")

Square bay window to front.

### Bedroom

3.23m x 3.28m (10'7" x 10'9")

Window to rear, feature fireplace, built-in recessed wardrobe.

### Bedroom

2.93m x 2.72m (9'7" x 8'11")

Window overlooks rear garden.

### Bathroom

Panel-enclosed bath with electric shower over, aqua board splashbacks, wash basin.

### Rear Garden

Side return with steps ascending to main garden on two levels with paved patio to rear. Walled boundaries.

- **\*\*IDEAL BUY TO LET INVESTMENT\*\***
- **Four Bedroom HMO**
- **Edwardian Terraced House**
- **Popular Tree-Lined Road**
- **Let Until 10/8/25 at £2,426pcm**
- **Generating Income of £29,120 per annum**
- **Attractive Period Fireplaces**
- **Good Proximity to Local Amenities on Lewes Road**
- **Close to Universities**
- **NO ONWARD CHAIN**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>67</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Council Tax Band: **C**

