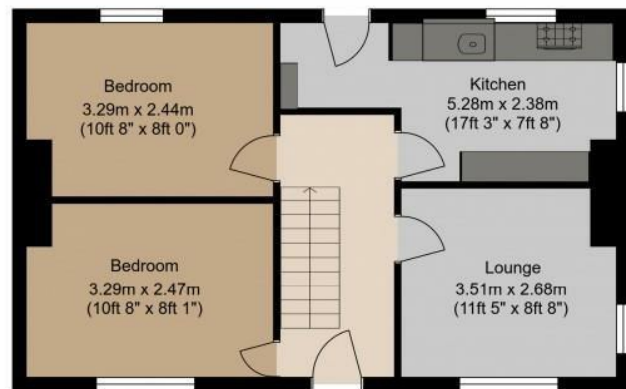
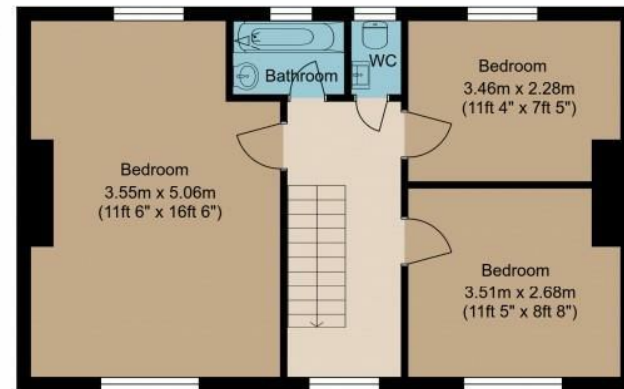


The Highway, Brighton



Ground Floor



First Floor

Approximate Gross Internal Area = 95.98sq m (1033.12 sq ft)

Illustration for identification purposes only. Measurements are approximate and not to scale.



Total Area Approx 1033.12 sq ft

17 The Highway, Brighton, BN2 4GB

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

17 The Highway, Brighton, BN2 4GB

*** INVESTMENT OPPORTUNITY ***

A five bedroom semi-detached house which is currently let as an HMO with tenants in situ until 29/8/25 producing £3,033pcm or £36,400 per annum. Great location for students situated directly opposite Brighton University and set back from the Lewes Road, with frequent buses passing by into the city centre and also to the Sussex University campus at Falmer. Generously sized accommodation which consists of five bedrooms, lounge, separate kitchen, bathroom and separate WC. Well-maintained gardens to side and rear with off-road parking for two cars at the front. No onward chain.

Approach

Off-road parking for two cars, lawned front and side gardens with hedged boundaries.

Entrance Hall

Stairs ascend to first floor, understairs storage cupboard and tiled floor.

Lounge

3.51m x 2.68m (11'6" x 8'9")
Dual aspect, cupboard housing meters.

Kitchen

5.28m x 2.38m (17'3" x 7'9")
Units at eye and base level, worktops with tiled splashbacks, breakfast bar. Built-in oven, gas hob with extractor hood over, stainless steel sink with mixer tap and drainer, spaces for appliances, tiled floor, window to side and door to rear garden.

Bedroom

3.29m x 2.47m (10'9" x 8'1")
Window to front.

Bedroom

3.29m x 2.44m (10'9" x 8'0")
Window to rear.

First Floor Landing

Circular window to front, built-in cupboard over stairs, entrance to loft.

Bedroom

3.51m x 2.68m (11'6" x 8'9")
Window to front.

Bedroom

3.46m x 2.28m (11'4" x 7'5")
Window to rear.

Bedroom

3.55m x 5.06m (11'7" x 16'7")
Double aspect with windows to front and rear.

Bathroom

Fully tiled, panel-enclosed bath with electric shower over, shower screen, wash basin.

Separate WC

Low-level WC, wash basin with mixer tap incorporating cupboard below, tiled floor.

Rear Garden

Mainly lawned with patio area, walled and fenced boundaries, shed and gated side access.



- Great Investment Opportunity
- Sold with Tenants In Situ
- Let Until 29/8/25
- Producing £3,033pcm or £36,400 Per Annum
- Five Double Bedrooms
- Off-Road Parking
- Sought-After Location for Students
- Directly Opposite Brighton University
- Frequent Buses to City Centre & Sussex University
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: C