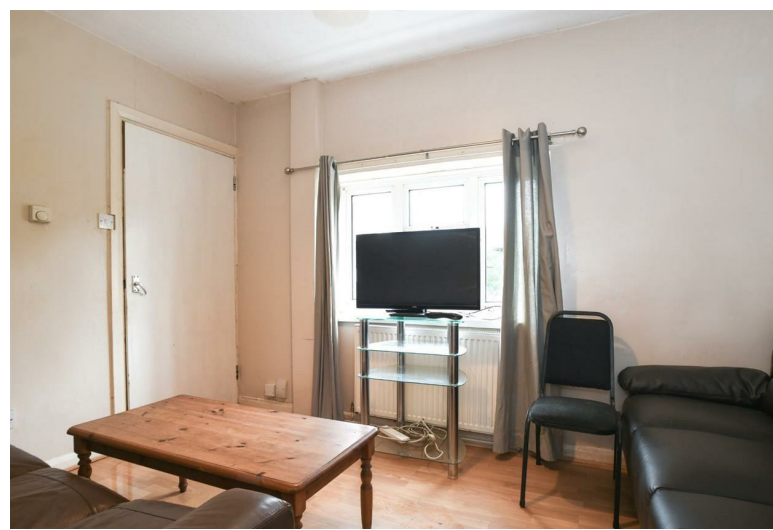


Total Area Approx 926.00 sq ft

8 Southall Avenue, Brighton, BN2 4BB

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



8 Southall Avenue, Brighton, BN2 4BB

*** INVESTMENT OPPORTUNITY ***

A five bedroom semi-detached house which is currently let as an HMO with tenants in situ until 11/8/25 producing £3,033pcm or £36,400 per annum. Great location for students within a stone's throw of Brighton University, just up from Lewes Road, with frequent buses into the city centre and also to the Sussex University campus at Falmer. Generously sized accommodation which consists of five double bedrooms, lounge, separate kitchen, shower room and separate WC. Well-maintained gardens to both front and rear. No onward chain.

Approach

Front garden with lawn and paving, fenced and hedged boundaries.

Entrance Hall

Stairs ascend to first floor.

Lounge

3.60m x 2.60m (11'9" x 8'6")
Window to front.

Kitchen

4.60m x 2.50m (15'1" x 8'2")
Range of units at eye and base level, worktops with tiled splashbacks, built-in oven, gas hob with extractor hood over, stainless steel sink with mixer tap and drainer, spaces for appliances, door to rear garden.

Bedroom

3.30m x 2.50m (10'9" x 8'2")
Window to front.

Bedroom

3.30m x 2.70m (10'9" x 8'10")
Window to rear, built-in cupboard.

First Floor Landing

Entrance to loft, built-in cupboard housing 'Worcester' boiler.

Bedroom

3.60m x 2.60m (11'9" x 8'6")
Window to front, built-in cupboard.

Bedroom

2.70m x 2.60m (8'10" x 8'6")
Window to rear.

Bedroom

4.30m x 3.50m (14'1" x 11'5")
Windows to front, built-in cupboard.

Bathroom

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

Separate WC

Low-level WC, wash basin.

Rear Garden

Generous sized, backing onto allotments. Mainly laid to lawn with mature shrubs and small trees, fenced boundaries and gated side access.



- Great Investment Opportunity
- Sold with Tenants In Situ
- Let Until 11/8/25
- Producing £3,033pcm or £36,400 Per Annum
- Five Double Bedrooms
- Bathroom Plus Separate WC
- Sought-After Location for Students
- A Stone's Throw from 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
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: C