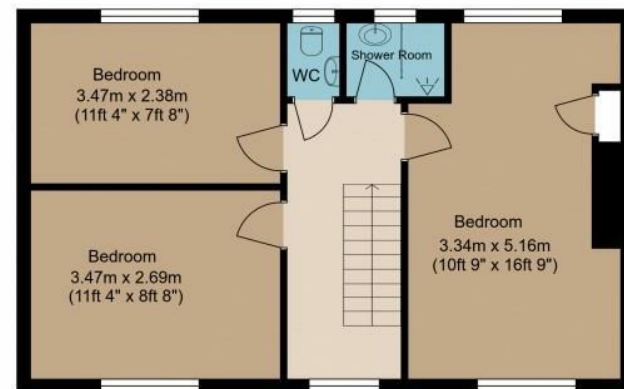


## The Highway, Brighton



Ground Floor



First Floor

Aproximate Gross Internal Area = 90.40 sq m (973.05 sq ft)

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



Total Area Approx 973.05 sq ft

16 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

## £425,000 Freehold



## 16 The Highway, Brighton, BN2 4GB

### \*\*\* INVESTMENT OPPORTUNITY \*\*\*

A four bedroom semi-detached house which is currently let as an HMO with tenants in situ until 14/7/25 producing £2,426pcm or £29,120 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 Sussex University campus at Falmer. Generously sized accommodation which consists of four double bedrooms, open-plan living, shower room and two separate WCs. Well-maintained gardens to both front and rear. No onward chain.

#### Approach

Lawned front garden with walled boundaries, footpath leads to front door.

#### Entrance Hall

Stairs ascend to first floor, understairs storage cupboard.

#### Open-Plan Lounge/Kitchen/Diner:

3.56m x 5.16m (11'8" x 16'11")

#### Kitchen Area

Range of units at eye and base level, worktops with tiled splashbacks. Fitted oven and gas hob with extractor hood over, stainless steel sink with mixer tap and drainer, spaces for appliances, tiled floor, window to rear.

#### Lounge Area

Windows to front and side, wood laminate flooring.

#### Bedroom

3.34m x 5.16m (10'11" x 16'11")

Double aspect with window to front and French doors to rear garden, built-in cupboard.

#### Lobby Area

Door to rear garden.

#### Separate WC

Low-level WC, corner wash basin, 'Vaillant' combi boiler.

#### First Floor Landing

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

#### Bedroom

3.47m x 2.69m (11'4" x 8'9")

Double glazed window to front.

#### Bedroom

3.47m x 2.38m (11'4" x 7'9")

Window overlooking rear garden.

#### Bedroom

3.34m x 5.16m (10'11" x 16'11")

Double aspect with windows to front and rear, built-in wardrobe, built-in storage cupboard.

#### Shower Room

Fully tiled, shower enclosure with hand-held shower attachment on riser, wash basin.

#### Separate WC

Low-level WC, wash basin, part-tiled walls and tiled floor.

#### Rear Garden

Generously sized with outhouse plus shed, paved patio, mostly laid to lawn with fenced boundaries and gated side access.



- Great Investment Opportunity
- Being Sold with Tenants In Situ
- Let Until 14/7/25
- Producing £2,426pcm or £29,120 Per Annum
- Four Double Bedrooms
- Shower Room Plus Two WCs
- 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	77
EU Directive 2002/91/EC			

Council Tax Band: C