



Ground Floor



Floor 1



Floor 3



Total Area Approx 1097.93 sq ft

70 Viaduct Road, Brighton, BN1 4ND

To view, contact John Hilton:
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£425,000 Freehold

70 Viaduct Road, Brighton, BN1 4ND

*** IDEAL INVESTMENT OPPORTUNITY ***

A four bedroom HMO property let until August 2025 at £2,700 pcm or £32,400 per annum. Central location close to the vibrant Preston Circus with local shops, cafes and bars nearby and within easy walking distance of Brighton and London Road Stations. Spacious accommodation is arranged over three levels with separate lounge, modern kitchen and shower room plus four double bedrooms. Great location for student letting, with good public transport links to the Universities.

Approach

Front garden with walled boundary, footpath leads to front door.

Entrance Hall

Stairs to first floor, understairs storage cupboard with sensor light, corner cupboard housing electric meter.

Lounge

3.32m x 3.64m (10'10" x 11'11")

Bay window to front, feature fireplace.

Bedroom

3.26m x 2.96m (10'8" x 9'8")

Window to rear, feature fireplace.

Kitchen

3.60m x 2.58m (11'9" x 8'5")

Range of units at eye and base level, worktops with metro tile splashbacks, fitted electric oven, gas hob with canopy extractor hood over, stainless steel sink with mixer tap and drainer, spaces for appliances, cupboard housing 'Worcester' combi boiler, tiled floor and door to rear garden.

First Floor Landing

Stairs to second floor.

Bedroom

4.0m x 2.80m (13'1" x 9'2")

Bay window to front.

Bedroom

3.30m x 2.99m (10'9" x 9'9")

Window to rear.

Spacious Shower Room

3.60m x 2.58m (11'9" x 8'5")

Shower enclosure with tiled splashback, sliding door, hand-held shower attachment on riser, wash hand basin with incorporated cupboard below, low-level WC.

Second Floor:

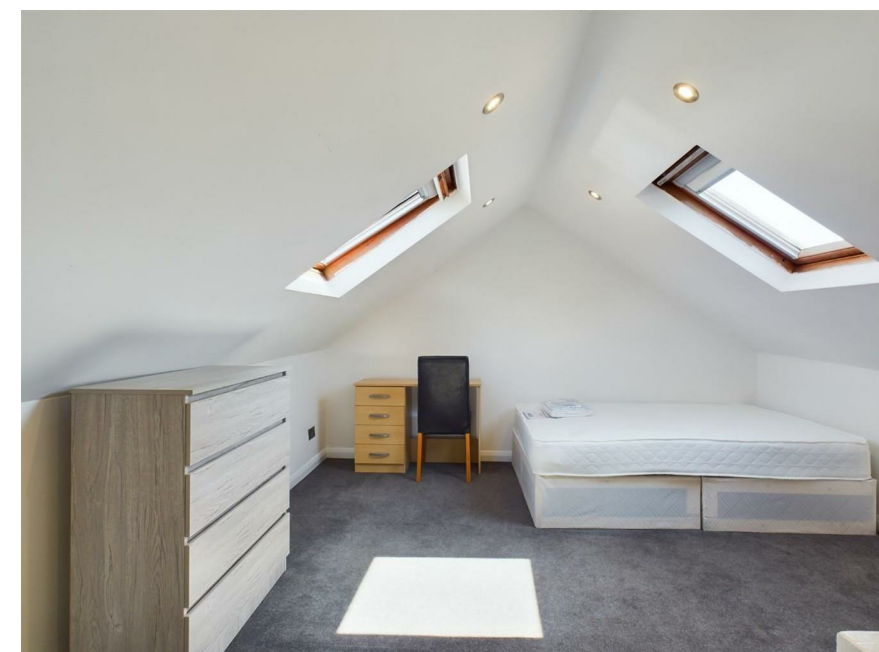
Bedroom

3.69m x 4.29m (12'1" x 14'0")

Velux windows to front and rear.

Garden

Side return, level lawned garden with walled and fenced boundaries.



- IDEAL INVESTMENT OPPORTUNITY
- Four Bedroom HMO
- Let Until August 2025 at £2,700 pcm / £32,400 pa
- Arranged Over Three Levels
- Spacious Accommodation
- Modern Kitchen
- Large Shower Room
- Central Location
- Close to Preston Circus
- Popular Location for Students

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	79
(69-80) C	
(55-68) D	54
(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: B