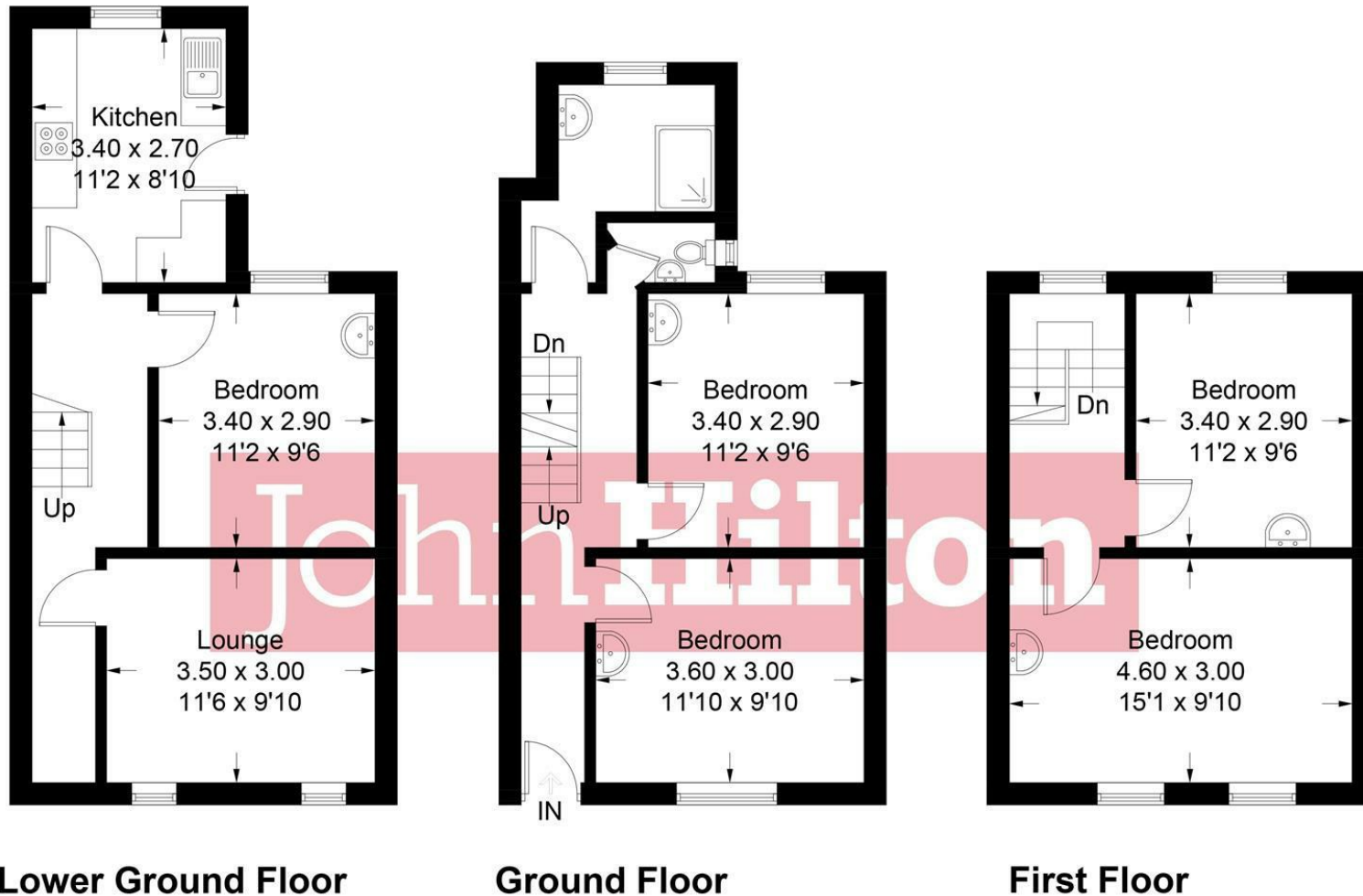


Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft



Total Area Approx 1145.00 sq ft

6 Seville Street, Brighton, BN2 3AR

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

**Guide Price £500,000-£525,000**  
**Freehold**





## 6 Seville Street Brighton, BN2 3AR

\*\*\* GUIDE PRICE £500,000-£525,000 \*\*\*

\*\*\* ATTENTION HMO INVESTORS \*\*\*

An attractive red brick terraced house currently arranged as a five double bedroom student house over three floors and let until 03/09/25 at £3,400 pcm or £40,800 per annum. Accommodation is of a high standard and comprises five double bedrooms, separate living room, kitchen, shower room, separate WC and low-maintenance rear garden. Situated in a very popular location just north of Hanover with easy access to both Universities and Brighton city centre. Good transport links and local amenities are within a short walk.



### Entrance Hall

#### LOWER GROUND FLOOR:

##### Lounge

3.50m x 3.00m (11'5" x 9'10")

##### Bedroom

3.40m x 2.90m (11'1" x 9'6")

##### Kitchen

3.40m x 2.70m (11'1" x 8'10")

#### GROUND FLOOR:

##### Bedroom

3.60m x 3.00m (11'9" x 9'10")

##### Bedroom

3.40m x 2.90m (11'1" x 9'6")

##### Separate WC

##### Shower Room

#### FIRST FLOOR:

##### Bedroom

4.60m x 3.00m (15'1" x 9'10")

##### Bedroom

3.40m x 2.90m (11'1" x 9'6")



- Being Sold as an Ongoing Investment
- Attractive Red Brick Period House
- Arranged Over Three Levels
- Five Double Bedroom HMO
- Let Until 03/09/25
- Currently Producing £3,400pcm or £40,800 per annum
- Well Presented
- Popular Location
- Easy Access to Universities
- Short Walk to the City Centre

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	80
(55-68) D			
(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**