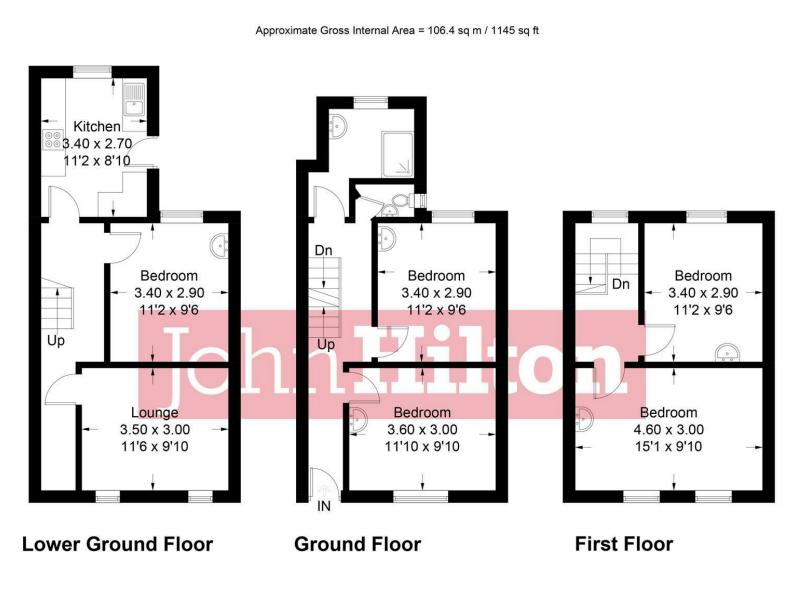
John **Hilton**

Est 1972





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



















Council Tax Band: C

- Being Sold as an Ongoing Investment
- Attractive Red Brick Period House
- Arranged Over Three Levels
- Five Double Bedroom HMO
- Currently Let Until August 2025 at £3,150 pcm or £37,800 pa
- Re-Let from August 2025 to August 2026
 at £3,200 pcm or £38,400 pa
- Well Presented
- Popular Location
- Easy Access to Universities
- Short Walk to the City Centre

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, currently let until August 2025 at £3,150 pcm or £37,800 per annum, and re-let for the next academic year until August 2026 at £3,200 pcm or £38,400 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")







