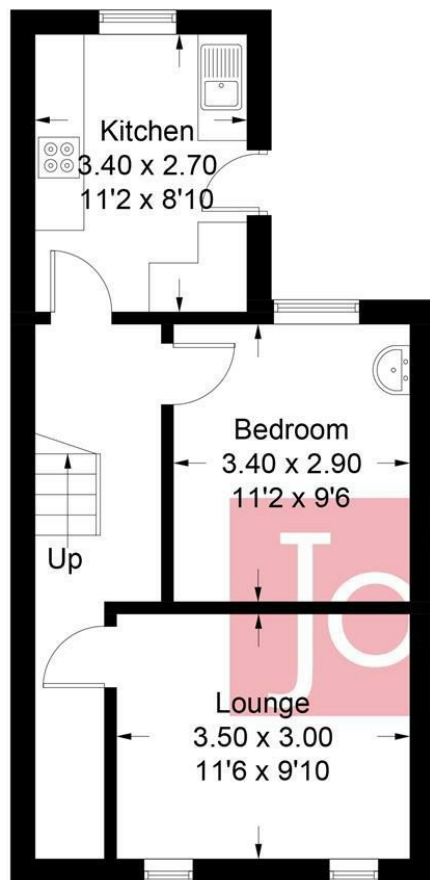
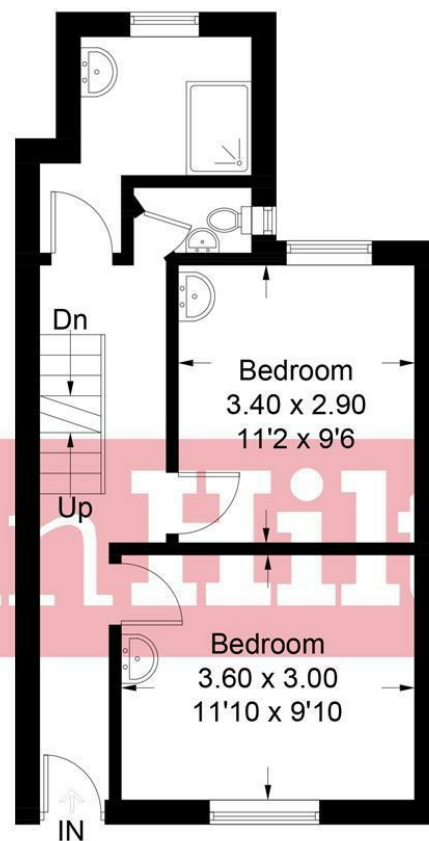


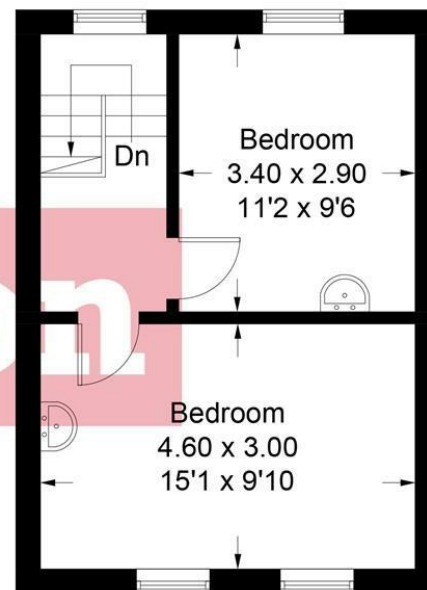
Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft



Lower Ground Floor



Ground Floor



First Floor



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](mailto: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, 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")



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		
	67	80
England & Wales	EU Directive 2002/91/EC	

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