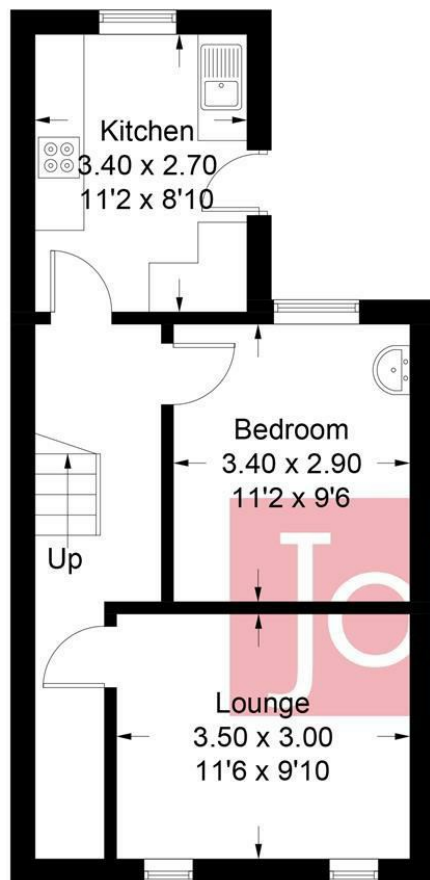
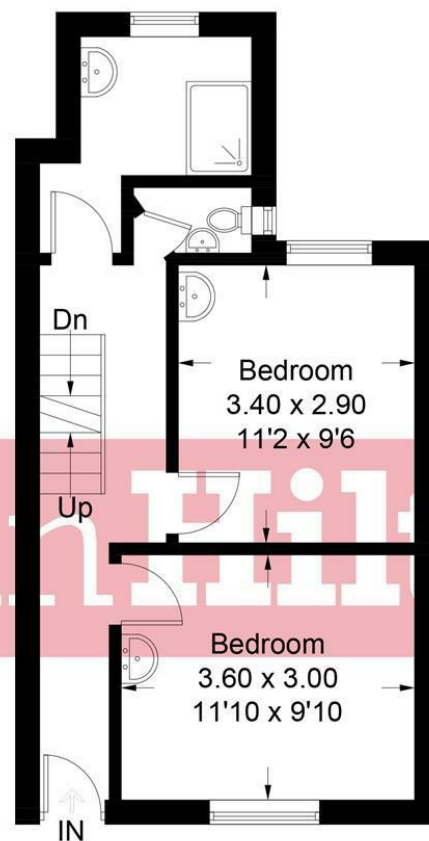


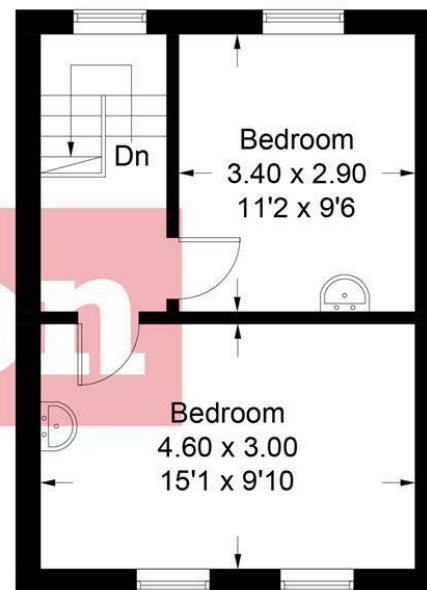
Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft



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

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



6 Seville Street Brighton, BN2 3AR

*** GUIDE PRICE £500,000-£525,000 ***

An attractive red brick terraced house currently arranged as a five double bedroom student house over three floors but would easily revert back to a four-bedroom family home. Now vacant, the property was previously let at £3,150 pcm or £37,800 per annum, with accommodation comprising 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")

Rear Garden



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	EU Directive 2002/91/EC	
		80
	67	

Council Tax Band: **C**

- Attractive Red Brick Period House
- Arranged Over Three Levels
- Previously Let as an HMO at £3,150 pcm or £37,800 pa
- Not Being Re-Let
- Currently Arranged as Five Double Bedrooms
- Would Easily Revert to a Four/Five-Bed Family Home
- Just Off the Lower End of Elm Grove
- Popular Location Close to Highly Regarded Local Schools
- Easy Access to Universities
- Short Walk to the City Centre