John **Hilton**





St. Mary Magdalene Street, Brighton, BN2 3HD

Approximate Gross Internal Area = 80.6 sq m / 867 sq ft



Total Area Approx 867.00 sq ft

41 St Mary Magdalene Street, Brighton, BN2 3HU

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

£450,000 Freehold

www.johnhiltons.co.uk





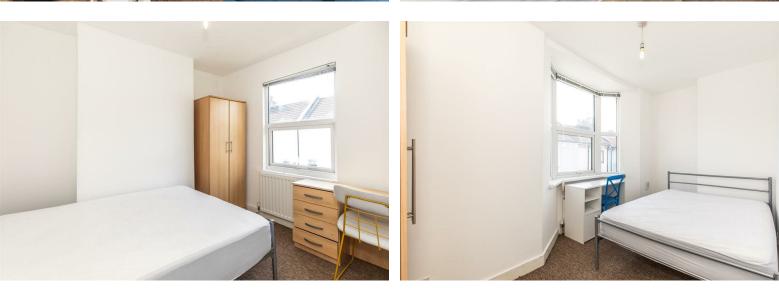




Est 1972







- Being Sold as an Ongoing Investment
- Four Double Bedroom HMO
- Good Condition
- Let Until 01/09/25
- Currently Producing £2,800pcm or £33,600 pa
- Generous Communal Areas
- Potential to Extend (Subject to Consents)
- Prime Location for Students
- Easy Access to City Centre & Universities

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*** GREAT INVESTMENT OPPORTUNITY *** Prime location for student rental, situated on level ground close to amenities, just a short stroll to the city centre and frequent buses to the universities. A three storey townhouse which is arranged as a four double bedroom HMO and is let until 01/09/2025 at £2,800 pcm or £33,600 per annum. Scope to extend into the loft space (subject to usual consents) with potential for two additional bedrooms and a higher rental income. Would make an excellent rental income. Would make an excellent addition to a buy to let portfolio.

LOWER GROUND FLOOR:

Living Room 4.13m x 3.01 (13'6" x 9'10")

Kitchen 4.13m x 2.86m (13'6" x 9'4")

GROUND FLOOR:

Bedroom 3.20m x 2.24m (10'5" x 7'4")

Bedroom 3.17m x 2.61m (10'4" x 8'6")

Separate WC

FIRST FLOOR:

Bedroom 4.25m x 2.14m (13'11" x 7'0")

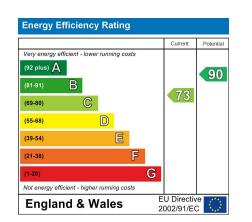
Bedroom 3.20m x 2.56m (10'5" x 8'4")

Shower Room

Garden 5.70m x 4.46m (18'8" x 14'7")



The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective pur should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and constitute an offer or form part of a contract



Council Tax Band: C

- Arranged Over Three Levels







John Hilton