

St. Mary Magdalene Street, Brighton, BN2 3HD

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



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



Total Area Approx 867.00 sq ft

41 St Mary Magdalene Street, Brighton, BN2 3HU

To view, contact John Hilton:
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£450,000 Freehold



41 St Mary Magdalene Street Brighton, BN2 3HU

***** 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 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")



- Being Sold as an Ongoing Investment
- Arranged Over Three Levels
- 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		73	
(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**