

# JohnHilton

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Est 1972



Total Area Approx 1280.91 sq ft

34 Dudley Road, Brighton, BN1 7GN

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## £600,000 Freehold

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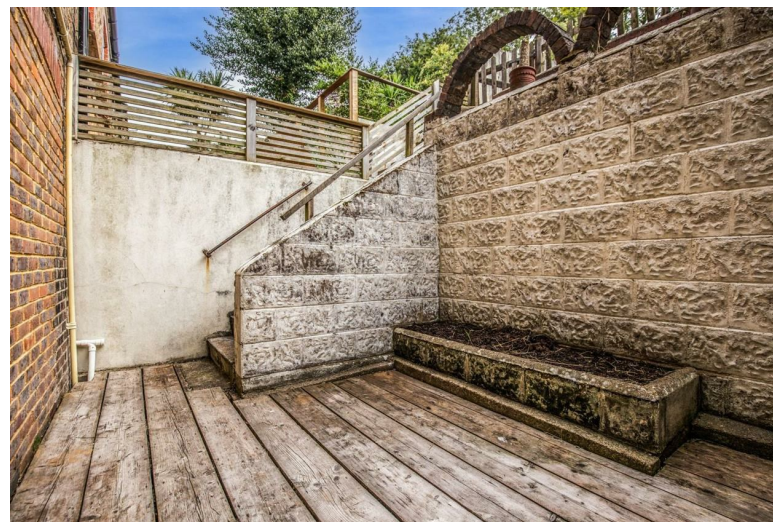
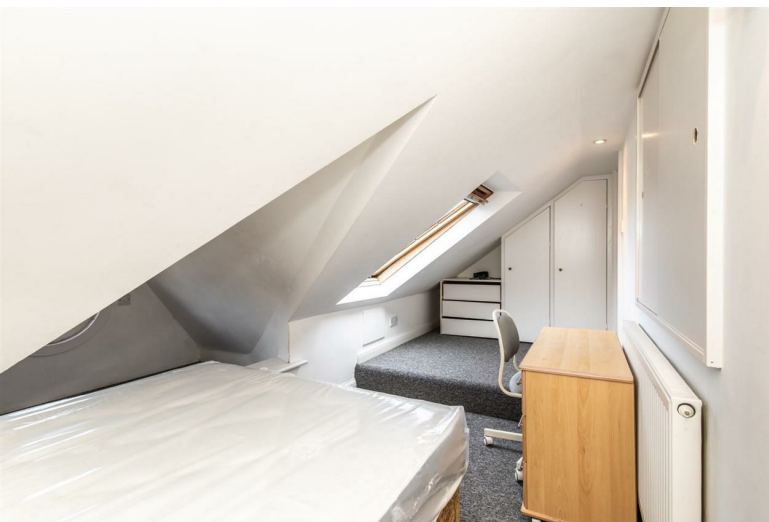
PrimeLocation.com





## 34 Dudley Road Brighton BN1 7GN

An attractive terraced house offering spacious accommodation, modern fitted kitchen open-plan to the living area, and loft conversion providing two extra bedrooms plus shower room. Currently rented until 01/09/25 at £3,770 pcm or £45,240 per annum as a six bedroom HMO, but alternatively could easily revert back to a spacious family home.



Popular residential area for families, located within the catchment area of highly regarded primary and secondary schools, plus easy access to Brighton and Sussex Universities and also the city centre.

### Entrance Hall

### Open-Plan Kitchen/Living Room

3.40m x 3.64m (11'1" x 11'11")

### Separate WC

### Bedroom

3.58m x 4.48m (11'8" x 14'8")

### FIRST FLOOR:

### Bedroom

3.59m x 3.67m (11'9" x 12'0")

### Bedroom

2.26m x 3.64m (7'4" x 11'11")

### Bedroom

2.43m x 2.45m (7'11" x 8'0")

### Bathroom

### SECOND FLOOR:

### Bedroom

5.43m x 2.92m (17'9" x 9'6")

### Bedroom

2.66m x 2.75m (8'8" x 9'0")

### Bedroom

2.61m x 2.45m (8'6" x 8'0")

### Shower Room

### Rear Patio & Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(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**

- 1920s Terraced House
- Substantial & Versatile Accommodation
- Let Until 01/09/25 at £3,770pcm / £45,240 Per Annum
- Licenced Six-Bed HMO Property
- Would Easily Revert to a Family Home
- Modern Fitted Kitchen
- Two Shower Rooms Plus Separate WC
- Popular Residential Area
- Close to Fiveways
- NO ONWARD CHAIN