

Lewes Road, Brighton, BN2 3LD

Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft



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



Total Area Approx 1138.00 sq ft

170 Lewes Road, Brighton, BN2 3LD

To view, contact John Hilton:
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Guide Price £575,000-£600,000
Freehold

170 Lewes Road, Brighton, BN2 3LD

*** GUIDE PRICE £575,000-£600,000 ***

IDEAL INVESTMENT OPPORTUNITY - A substantial six bedroom HMO property which is arranged over three levels and is let until 19/8/25 at £3,770pcm or £45,250 per annum. Well-maintained and well laid out accommodation which consists of six good sized bedrooms, two shower rooms, modern kitchen and separate living room. Prime location for student letting on level ground, close to all local amenities and with easy access into the city centre and out to the universities.



Entrance Hall

Living Room

3.61m x 2.21m (11'10" x 7'3")

Kitchen

3.80m x 2.36m (12'5" x 7'8")

Bedroom

3.56m x 2.55m (11'8" x 8'4")

Shower Room

FIRST FLOOR:

Bedroom

4.01m x 2.18m (13'1" x 7'1")

Bedroom

3.37m x 2.38m (11'0" x 7'9")

Bedroom

3.65m x 2.38m (11'11" x 7'9")

Shower Room

SECOND FLOOR:

Bedroom

4.12m x 3.13m (13'6" x 10'3")

Bedroom

3.08m x 2.52m (10'1" x 8'3")

Garden



- IDEAL INVESTMENT OPPORTUNITY
- Substantial Six Bed HMO Property
- Arranged Over Three Levels
- Currently Producing £3,770pcm or £45,250 per annum
- Let Until 19/08/25
- Well-Maintained Accommodation
- Separate Kitchen & Living Room
- Two Shower Rooms
- Popular Student Location
- Close to Local Amenities

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	72	
(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**