# John Hilton

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### Lewes Road, Brighton, BN2 3LD

N

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



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

170 Lewes Road, Brighton, BN2 3LD

# Total Area Approx 1138.00 sq ft

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 £575,000-£600,000 Freehold

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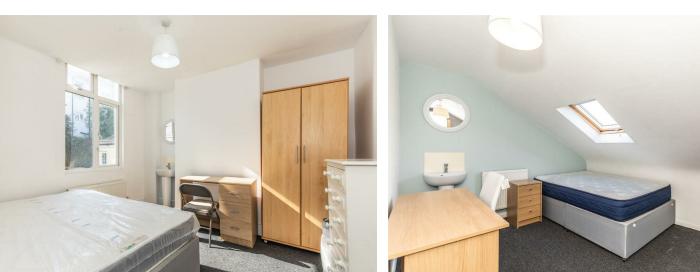


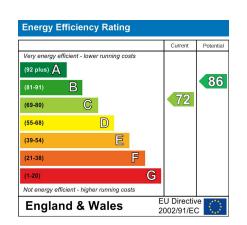
# Est 1972











Council Tax Band: C

# 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

# 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



The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do no constitute an offer or form part of a contract







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