

## 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



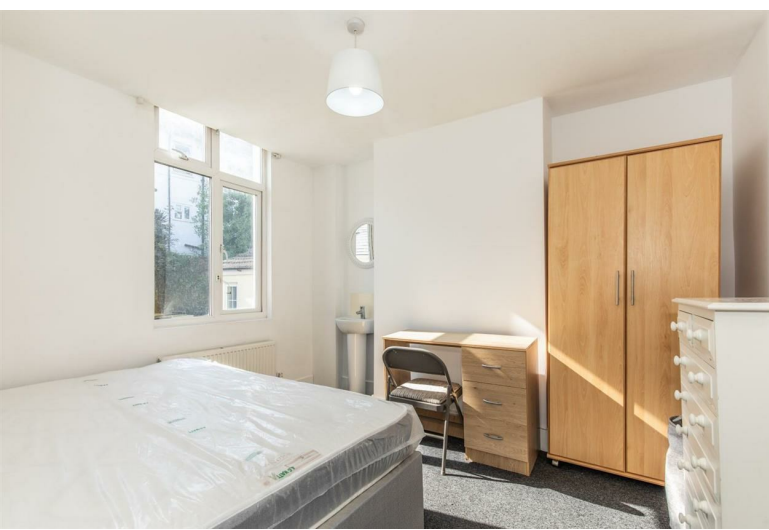
Total Area Approx 1138.00 sq ft

170 Lewes Road, Brighton, BN2 3LD

To view, contact John Hilton:  
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**Guide Price £550,000-£575,000**  
**Freehold**





# 170 Lewes Road, Brighton, BN2 3LD

\*\*\* GUIDE PRICE ££550-£575,000 \*\*\*

\* 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



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**

- 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