

## The Highway, Brighton, BN2 4GB

Approximate Gross Internal Area = 102.0 sq m / 1093 sq ft

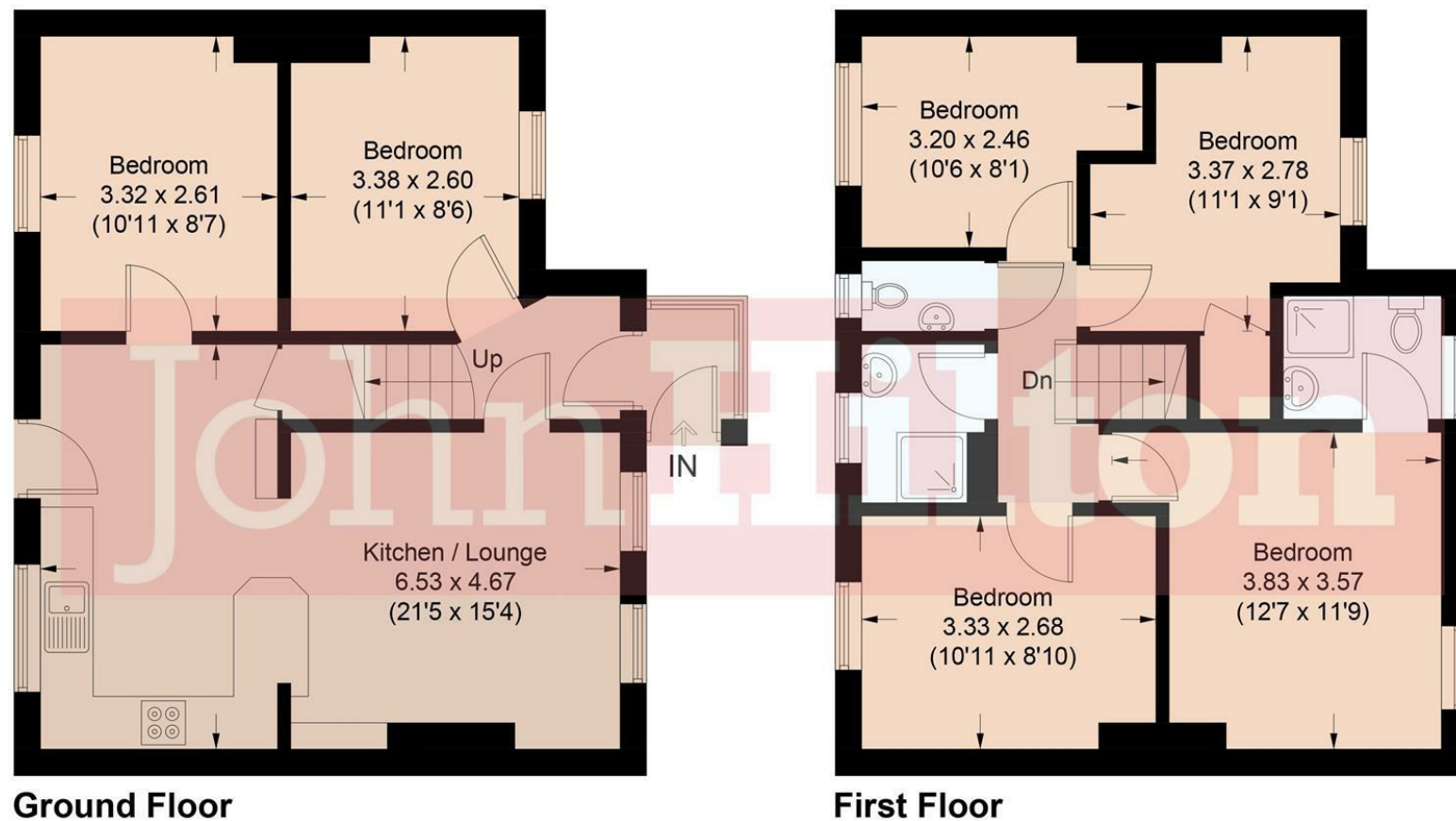


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024



Total Area Approx 1093.00 sq ft

22 The Highway, Brighton, BN2 4GB

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## £500,000 Freehold





## 22 The Highway, Brighton, BN2 4GB

### Approach

Lawned front garden with mature shrubs and walled boundary, footpath leading to front entrance.

### Porch

### Entrance Hall

Stairs to first floor, wood laminate floor.

### Open-Plan Kitchen/Lounge:

6.53m x 4.67m (21'5" x 15'3")

### Lounge Area

Wood laminate flooring, windows to front.

### Kitchen Area

Tiled floor, fitted kitchen with beech laminate units at eye and base level, worktops with tiled splashback extend to a breakfast bar. Fitted oven, gas hob with extractor hood over, stainless steel sink with mixer tap and drainer, spaces for appliances, cupboard housing combi boiler, door to rear garden.

### Bedroom

3.38m x 2.60m (11'1" x 8'6")

Window to front.

### Bedroom

3.32m x 2.61m (10'10" x 8'6")

Window to rear.

### First Floor Landing

### Bedroom

3.83m x 3.57m (12'6" x 11'8")

Window to front.

### En-Suite Shower

Corner shower enclosure with aqua panel splashbacks, mains shower with hand-held shower attachment on riser, wash hand basin, low-level WC, heated towel rail.

### Bedroom

3.33m x 2.68m (10'11" x 8'9")

Window to rear.

### Bedroom

3.37m x 2.78m (11'0" x 9'1")

Window to front, built in storage

### Bedroom

3.20m x 2.46m (10'5" x 8'0")

Window to rear

### Shower Room

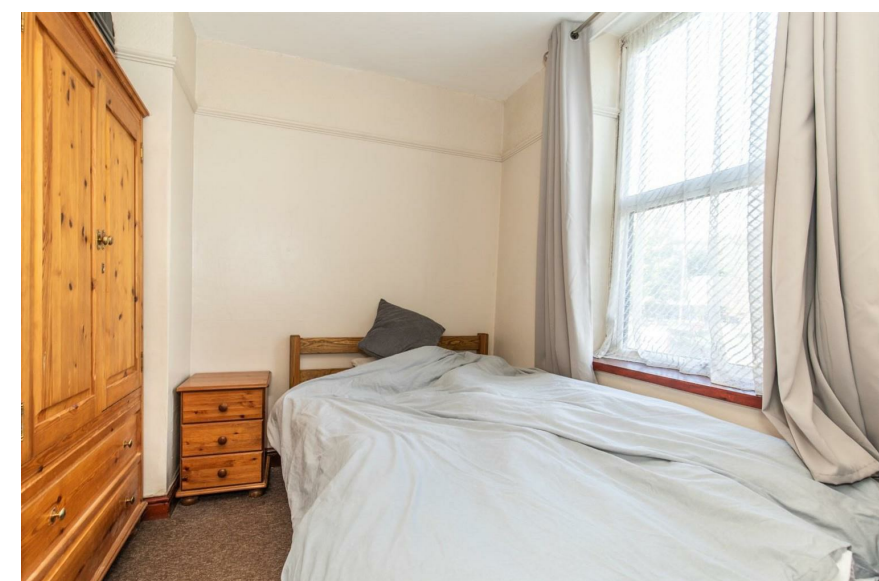
Shower enclosure with tiled surround, electric shower with hand-held shower attachment on riser, wash hand basin with mixer tap and cupboard below.

### Separate WC

Low-level WC, wash hand basin.

### Rear Garden

Paved patio with steps ascending to main garden, mostly lawned with small rockery area, pond, various mature shrubs and gated sided access.



**\*\*\* INVESTMENT OPPORTUNITY \*\*** A substantial six bedroom semi-detached house with HMO license and tenants in situ until 11/08/2025, producing £3,640 pcm or £43,680 per annum. Great location for students, situated directly opposite Brighton University and set back from the Lewes Road, with frequent buses into the city centre and also to the Falmer Campus. Generously sized accommodation which consists of six bedrooms, open-plan kitchen/dining/living space, two shower rooms plus separate WC and a well-maintained rear garden. No onward chain.

- **Great Investment Opportunity**
- **Sold with Tenants In Situ**
- **Let Until August 2025**
- **Producing £3,640 pcm or £43,680 Per Annum**
- **Six Bedrooms**
- **Two Shower Rooms**
- **Sought-After Location for Students**
- **Directly Opposite Brighton University**
- **Frequent Buses to Town and Sussex University**
- **NO ONWARD CHAIN**

Council Tax Band: **C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	62	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	