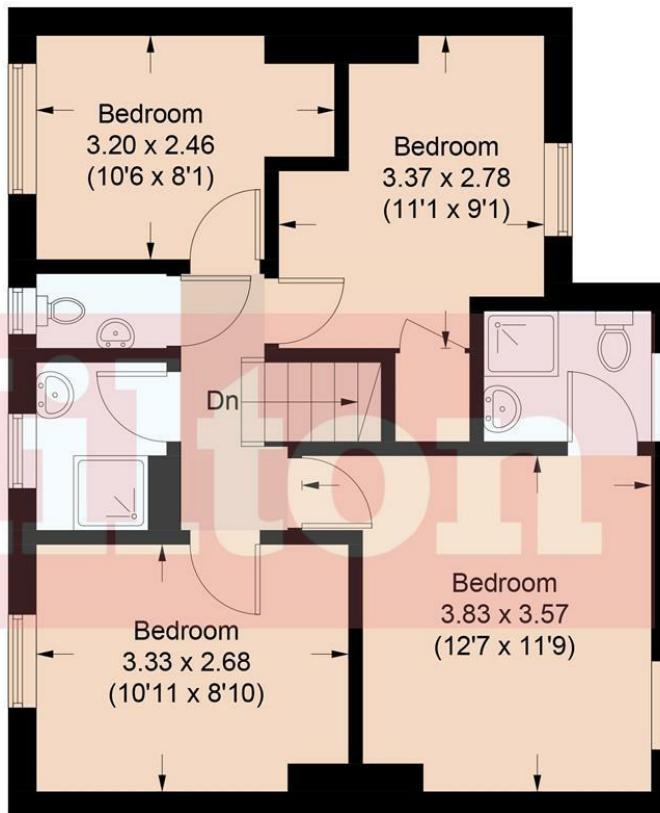
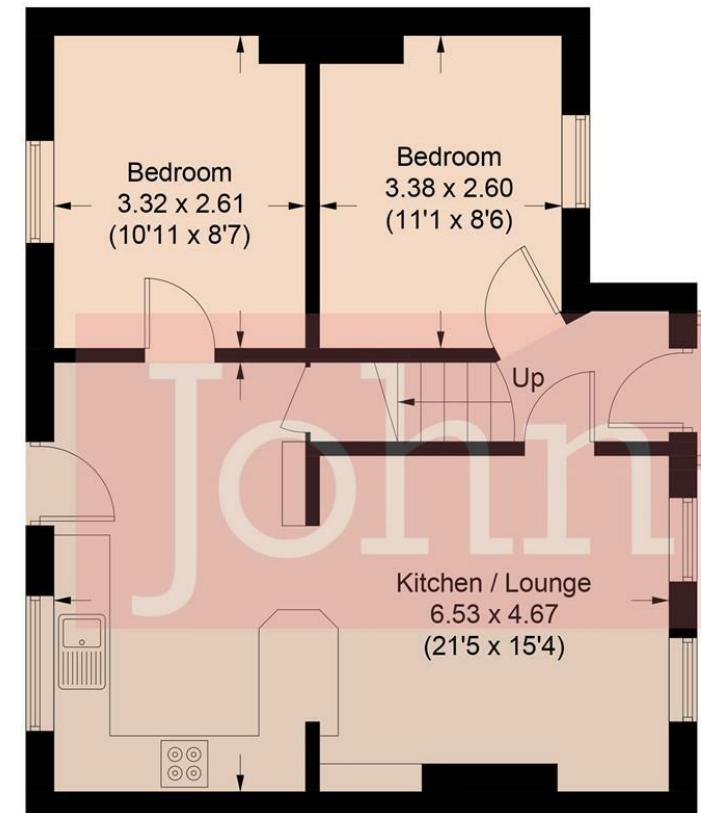


The Highway, Brighton, BN2 4GB

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



First Floor

Ground Floor

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

Total Area Approx 1093.00 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

22 The Highway, Brighton, BN2 4GB

£490,000 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

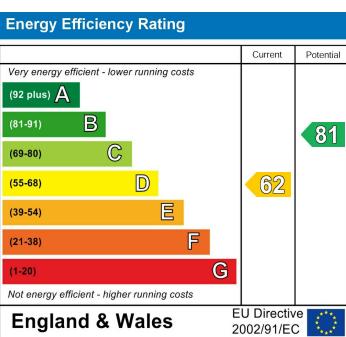
Low-level WC, wash hand basin.

Rear Garden

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

Council Tax
Band: C

- Great Investment Opportunity
- Licenced HMO
- Sold with Tenants In Situ Until August 2026
- Producing £3,910.71 pcm (£46,928.52 per annum)
- Six Bedrooms
- Two Shower Rooms
- Sought-After Location for Students
- Directly Opposite Brighton University
- Frequent Buses to City Centre & Sussex University
- NO ONWARD CHAIN



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 not constitute an offer or form part of a contract.

John Hilton