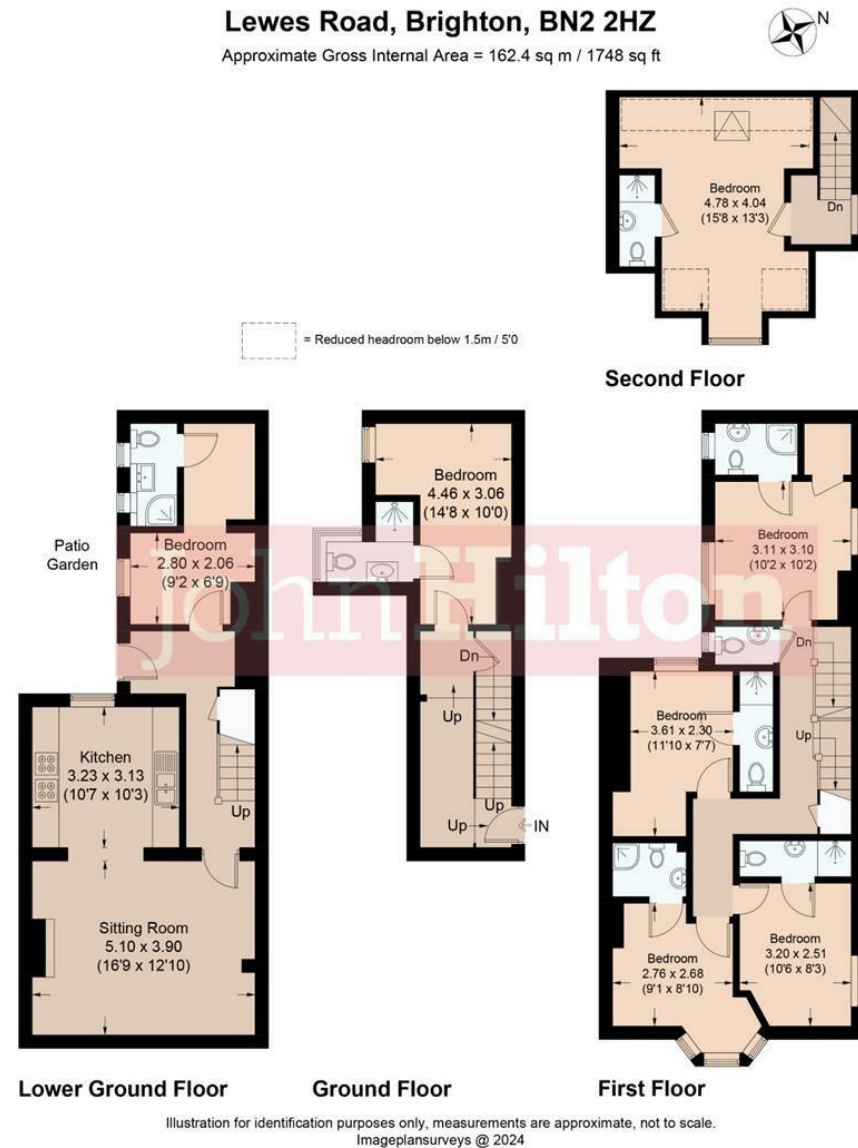


## Lewes Road, Brighton, BN2 2HZ

Approximate Gross Internal Area = 162.4 sq m / 1748 sq ft



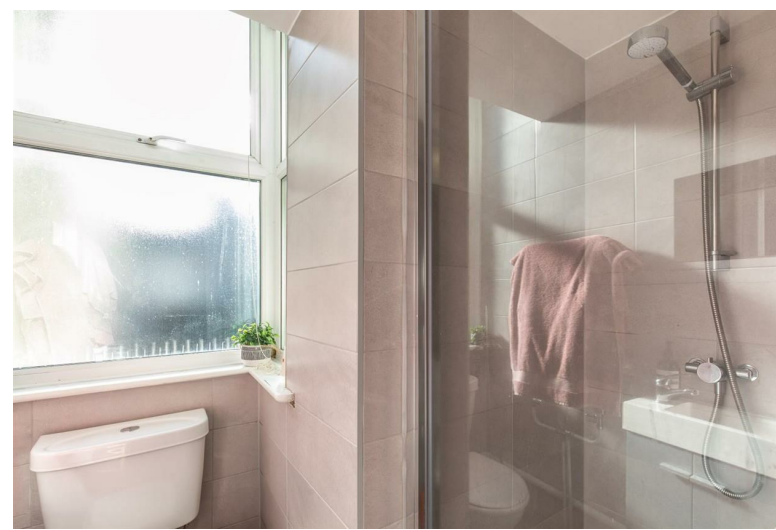
Total Area Approx 1748.00 sq ft

74a Lewes Road, Brighton, BN2 3HZ

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

**£675,000**  
**Leasehold - Share of Freehold**





## 74a Lewes Road Brighton, BN2 3HZ

INVESTMENT OPPORTUNITY WITH HIGH RETURNS – A cleverly configured seven bedroom HMO which is arranged over four levels and is let until 09/08/2025 at £4,247pcm or £50,964 per annum. The accommodation is well-maintained and presented and consists of seven bedrooms, all with en-suite showers, and a generously sized communal lounge with archway through to kitchen. 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.



### GROUND FLOOR - ENTRANCE:

Accessed via Inverness Road. Stairs to upper and lower levels.

### Bedroom (Rear) & En-Suite Shower

4.46m x 3.06m (14'7" x 10'0")

### LOWER GROUND FLOOR:

### Communal Sitting Room

5.10m x 3.90m (16'8" x 12'9")

### Kitchen

3.23m x 3.13m (10'7" x 10'3")

### Patio Garden

### Bedroom (Rear) & En-Suite Shower

2.80m x 2.06m (9'2" x 6'9")

### FIRST FLOOR:

### Bedroom (Rear) & En-Suite Shower

3.11m x 3.10m (10'2" x 10'2")

### Separate WC

### Bedroom (Middle) & En-Suite Shower

3.61m x 2.30m (11'10" x 7'6")

### Bedroom (Front) & En-Suite Shower

2.76m x 2.68m (9'0" x 8'9")

### Bedroom (Front) & En-Suite Shower

3.20m x 2.51m (10'5" x 8'2")

### SECOND FLOOR:

### Bedroom & En-Suite Shower

4.78m x 4.04m (15'8" x 13'3")



- Great Investment Opportunity
- 7 Double Bedroom HMO
- 7 En-Suite Shower Rooms
- High Returns
- Let Until 09/08/2025
- Generating £4,247 pcm / £50,964 pa
- Well-Maintained Accommodation
- Prime Student Location
- Easy Access to Unis and City Centre
- Close to Local Shops & Cafes

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		56	71
EU Directive 2002/91/EC			

Council Tax Band: **B**