



Total Area Approx 1302.43 sq ft

42 Lower Bevendean Avenue, Brighton, BN2 4FE

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PCM £3,640 PCM



42 Lower Bevendean Avenue, Brighton, BN2 4FE

- 6 double bedroom STUDENT PROPERTY (students only)
- £140.00 per person per week / £606.67 per person per month
- Available 19 September 2025
- Modern neutral décor, will be newly decorated with new carpets and blinds
- Each bedroom has locks
- Separate living room and kitchen diner
- Bathroom and shower room
- Garden, with this included
- Popular location, just off the Avenue, close to Brighton University
- Council tax band C
- 12-month tenancy

- A holding deposit of £840.00 will be required to secure the Property, equivalent to 1 week's rent. Once referencing is complete, the Holding Deposit will go toward the first month's rent
- The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts
- Please note that rent is shown per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly

Approach

Lawned front garden and shared driveway to side, with steps leading to front door.

Entrance Hall

Tiled floor, stairs ascend to first floor, understairs storage cupboard.

Lounge

3.50m x 3.30m (11'5" x 10'9")

Wood laminate flooring, French doors lead to:

Kitchen/Dining Room

5.70m x 3.80m (18'8" x 12'5")

Pine laminate units at eye and base level, worktops with tiled splashbacks. Spaces for appliances including double stove with canopy extractor hood over, stainless steel sink with mixer tap and drainer. Tiled floor, 'Vaillant' boiler, door to rear garden.

Bedroom

4.50m x 2.20m (14'9" x 7'2")

Two double glazed windows to side.

Bedroom

4.00m x 3.30m (13'1" x 10'9")

Bay window to front, fireplace (untested).

First Floor Landing

Side window, stairs ascend to second floor.

Bedroom

3.50m x 3.30m (11'5" x 10'9")

Bay window to front.

Bedroom

3.50m x 3.00m (11'5" x 9'10")

Window to rear.

Bedroom

3.30m x 2.20m (10'9" x 7'2")

Double glazed window to front.

Bathroom

Panel-enclosed bath with shower attachment on riser, shower screen, wash basin, low-level WC. Tiled floor and walls.

Second Floor

Mini landing.

Bedroom

3.50m x 4.00m (11'5" x 13'1")

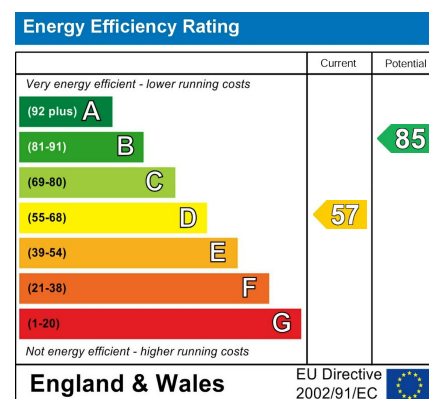
Velux window to front, dormer window to rear, eaves storage cupboards plus built-in wardrobe.

Shower Room

Tiled floor, corner shower enclosure with tiled splashbacks, electric shower on a riser, wash basin, low-level WC.

Rear Garden

Tiered on two levels. Lawned section leads to paved patio area plus decking section. Shed, fenced boundaries, side access.



Council Tax Band: **C**

- BUY TO LET INVESTMENT
- Six Bed Licensed HMO
- Let Until 25/7/24
- Current Income £3,250 pcm (£39,000 pa)
- Scope for Uplift on Rent
- Full-Width Rear Extension
- Loft Conversion
- Substantial Accommodation
- Popular Location for Students
- Easy Access to Universities