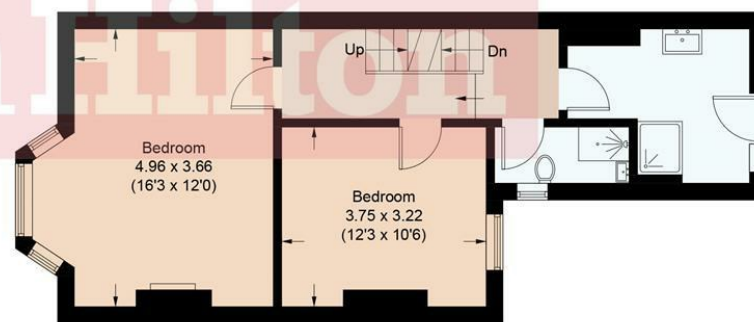


## Upper Lewes Road, Brighton, BN2 3FG

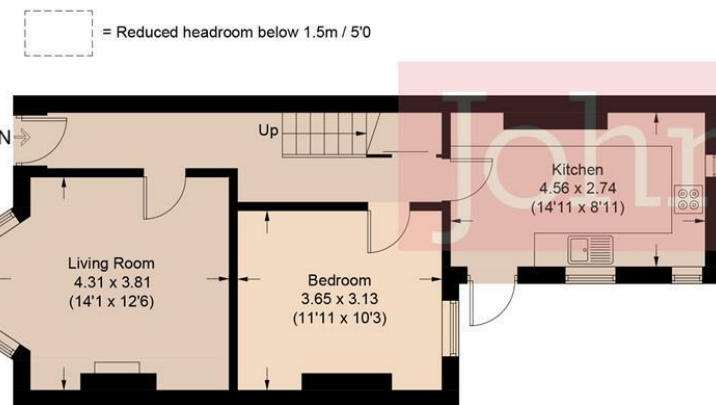
Approximate Gross Internal Area = 151.2 sq m / 1627 sq ft



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 1416.65 sq ft

57 Upper Lewes Road, Brighton, BN2 3FG

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

**Guide Price £550,000-£575,000**  
**Freehold**



## 57 Upper Lewes Road Brighton, BN2 3FG

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

**IDEAL INVESTMENT OPPORTUNITY** - An attractive brick-fronted period property which is substantial in size and arranged over three levels. Currently let at £3,500 pcm or £42,000 per annum until 2/9/25 and re-let at £3,640 pcm or £43,680 per annum for the next academic year, this is a licenced six bedroom HMO generating high returns. Situated in a prime student location close to the local amenities on Lewes Road with easy access to the city centre and the universities. The generous accommodation consists of six good sized bedrooms, two shower rooms plus a WC, a separate lounge and kitchen, with potential to add en-suites to at least two of the bedrooms to further enhance future rental income. Being sold as an ongoing investment with tenants in situ and no onward chain.

### Approach

Raised front garden, tiled steps ascend to front entrance.

### Entrance Hall

Ornate original cornicings, understairs storage cupboard, cupboard housing electric meters.

### Living Room

4.31m x 3.81m (14'1" x 12'5")  
Bay with double glazed windows, original ceiling covings.

### Bedroom

3.65m x 3.13m (11'11" x 10'3")  
Double glazed window to rear.

### Kitchen

4.56m x 2.74m (14'11" x 8'11")  
Range of units at eye and base level, worktops with tiled splashbacks. Stainless steel sink with mixer tap and drainer, space for range cooker and white goods including dishwasher, "Vaillant" combi boiler, door to rear garden.

### FIRST FLOOR LANDING

Split-level, stairs to second floor.

### Bedroom

3.66m x 4.96m (12'0" x 16'3")  
Double glazed bay window to front, period fireplace.

### Bedroom

3.75m x 3.22m (12'3" x 10'6")  
Double glazed window to rear.

### Shower Room

Large shower enclosure with electric shower and aquaboard splashback, wash basin, door to rear garden.

### Shower Room

Corner shower enclosure with hand shower on a riser, wash basin, low-level WC.

### SECOND FLOOR LANDING

Split-level.

### Bedroom

4.79m x 1.59m (15'8" x 5'2")  
Velux window to front.

### Bedroom

4.06m x 3.28m (13'3" x 10'9")  
Double glazed window to rear, built-in storage cupboard, pedestal wash basin with splashback.

### Bedroom

3.54m x 2.84m (11'7" x 9'3")  
Double glazed window to rear.

### Separate WC

Low-level WC with concealed cistern, wash basin with tiled splashback.

### Rear Garden

Patio area, steps ascending to main garden, mostly lawned with additional paved patio. Walled and hedged boundaries.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            | 84        |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            | 68        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             |                            |           |
|                                             | EU Directive<br>2002/91/EC |           |

Council Tax Band: **D**

- IDEAL INVESTMENT OPPORTUNITY
- Six Bedroom HMO
- Substantial Older Style Property
- Arranged Over Three Floors
- Two Shower Rooms Plus Separate WC
- Prime Location for Students
- Let Until 2/9/25 at £3,500 pcm
- Re-Let Until August 2026 at £3,640 pcm
- Close to Lewes Road Amenities
- Easy Access to City Centre & Unis