

Upper Lewes Road, Brighton, BN2 3FE

Approximate Gross Internal Area = 94.2 sq m / 1014 sq ft

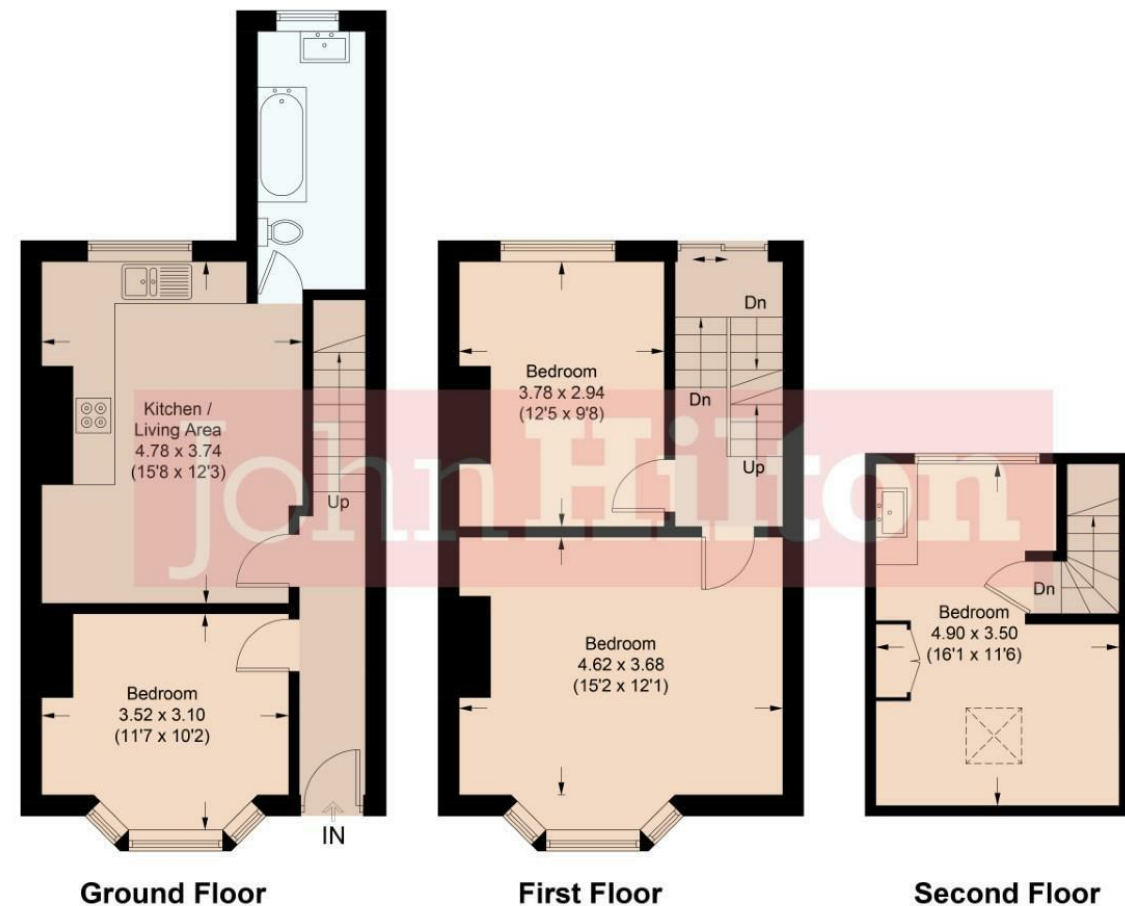


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2025

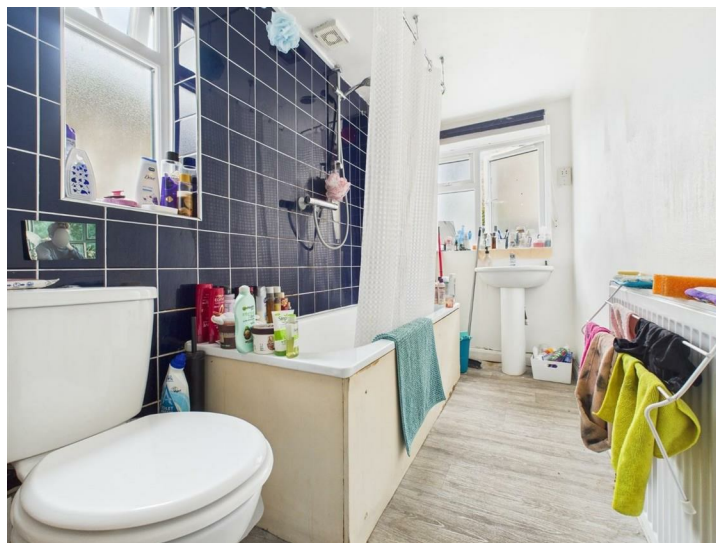
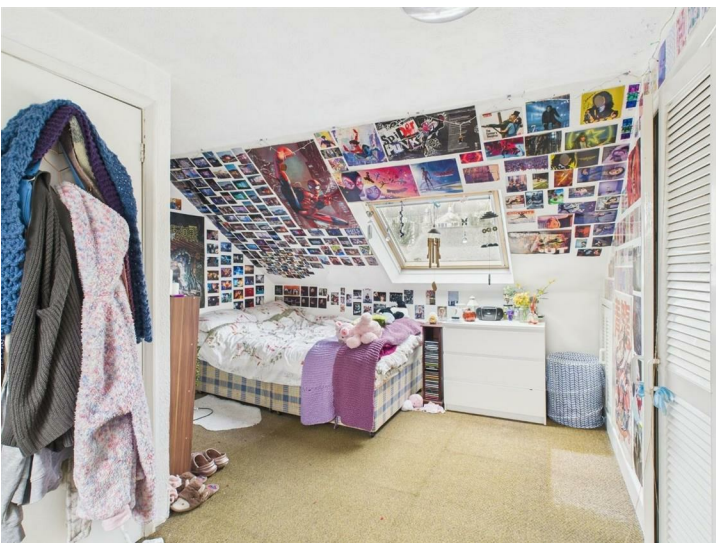
Total Area Approx 1014.00 sq ft



97 Upper Lewes Road, Brighton, BN2 3FE

To view, contact John Hilton:
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Offers In Excess Of £350,000
Leasehold - Share of Freehold



97 Upper Lewes Road Brighton, BN2 3FE

*** IDEAL INVESTMENT OPPORTUNITY ***

Situated in a prime location for student letting, close to the local amenities on Lewes Road with easy access to the city centre and the universities. A three storey maisonette which is currently let as a four bedroom HMO to students and is re-let from 21/8/25 for the next academic year at £2,513 pcm or £30,156 per annum. Accommodation consists of four double bedrooms, open-plan kitchen/living room plus bathroom. With a consistent rental history and yielding high returns, this property is ideal for those seeking a lucrative return in the student rental market. Being sold with Share of Freehold and no onward chain.

Approach

Footpath to separate street entrance.

Entrance Hall

Industrial style column radiator, stairs to first floor.

Open-Plan Kitchen/Living Room:

4.78m x 3.74m (15'8" x 12'3")

Kitchen Area

Range of units at base level, worktops with tiled splashback, built-in oven, gas hob with canopied chimney extractor over, stainless steel sink with mixer tap and drainer.

Lounge Area

Space for seating, wall-mounted shelving.

Bedroom

3.52m x 3.10m (11'6" x 10'2")

Natural wood floor, bay window to front.

Bathroom

Panelled bath with shower over and tiled surround, wash basin, low-level WC, cupboard housing combi boiler, utility cupboard with space and plumbing for washing machine.

FIRST FLOOR LANDING

Split-level with patio doors to flat roof area, built-in storage cupboard and stairs to second floor.

Bedroom

4.62m x 3.68m (15'1" x 12'0")

Bay window to front.

Bedroom

3.78m x 2.94m (12'4" x 9'7")

Window to rear.

SECOND FLOOR

Bedroom

4.90m x 3.50m (16'0" x 11'5")

Picture dormer to rear, Velux window to front. Built-in wardrobe plus recess with hanging rail, vanity style wash hand basin with cupboards below, recessed fitted desk.



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	EU Directive 2002/91/EC	

Council Tax Band: **B**

- IDEAL INVESTMENT OPPORTUNITY
- Four Bedroom HMO
- Being Sold as an Ongoing Investment
- Re-Let for the Next Academic Year at £2,513 pcm / £30,156 pa
- Prime Location for Students
- Vibrant Lewes Road Area
- Arranged Over Three Levels
- Share of Freehold
- Lucrative Investment Proposition
- No Onward Chain