

JohnHilton

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Est 1972



Total Area Approx 1415.00 sq ft

13 Islingword Street, Brighton, BN2 9UR

To view, contact John Hilton:
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£650,000 Freehold

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Entrance Hall

Wood laminate flooring, stairs to upper and lower levels.

Living Room

3.10m x 2.34m (10'2" x 7'8")

Wood laminate flooring, bay window to front, cupboard housing combi boiler.

Bedroom

2.50m x 3.40m (8'2" x 11'1")

Window to rear.

LOWER GROUND FLOOR

Hallway

Wood laminate flooring, sensor light.

Bedroom

3.04m x 3.30m (9'11" x 10'9")

With modern en suite shower.

Bedroom

2.50m x 3.40m (8'2" x 11'1")

With modern en suite shower.

BASEMENT

Open Plan Kitchen/Dining/Living Area

4.10m x 5.90m (13'5" x 19'4")

Kitchen Area

Modern fitted kitchen with units at eye and base level, ample work tops with metro tiled splashbacks. French doors to rear garden.

Living Area

Wood laminate flooring.

FIRST FLOOR

Landing

Stairs to second floor, sensor lighting.

Bedroom

3.05m x 3.30m (10'0" x 10'9")

Window to front, modern en suite shower.

Bedroom

2.50m x 3.40m (8'2" x 11'1")

Panoramic views at the rear across Brighton, modern en suite shower.

SECOND FLOOR

Landing

Window to rear with views.

Bedroom

3.60m x 4.24m (11'9" x 13'10")

Velux window to front, built in cupboard housing high pressure hot water cylinder.

Garden

West facing low maintenance, with composite decking.



*** IDEAL INVESTMENT OPPORTUNITY ***
A recently refurbished and extended six-bedroom HMO - ALL WITH EN-SUITES - which is let until 1/9/26 at £4,200 pcm or £50,400 per annum. High-end HMO accommodation which is finished in modern neutral tones and offers a generous amount of communal living space with an open-plan kitchen/living area plus separate reception room in use as a snug/TV room. Situated in the popular Hanover area which is both convenient for access to the universities but also within easy walking distance of the city centre.

- IDEAL INVESTMENT
- High-End HMO
- Recently Refurbished
- Six Bedrooms, all with En-Suites
- Let Until 1/9/26 at £4,200 pcm
- Being Sold with Tenants in Situ
- Kitchen/Dining/Living Area Plus Snug
- Generously Sized Accommodation
- Popular Hanover Area
- Easy Access to City Centre & Unis

Council Tax Band: **C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		69
(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		