

# JohnHilton

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Est 1972



Total Area Approx 976.00 sq ft

2 The Crescent, Brighton, BN2 4TD

To view, contact John Hilton:  
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## 2 The Crescent, Brighton, BN2 4TD

### \*\*\* INVESTMENT OPPORTUNITY \*\*\*

A five-bedroom semi-detached house which is currently let as an HMO with tenants in situ until 18/8/26 producing £3,076pcm or £36,920 per annum. Great location for students, situated within a stone's throw of Brighton University just up from the Lewes Road, with frequent buses passing by into the city centre and also to the Sussex University campus at Falmer. Generously sized accommodation which consists of five double bedrooms, lounge, separate kitchen, modern bathroom and separate WC. An ideal buy-to-let acquisition for those seeking a high return on their investment.

### Approach

Set back from the road, front garden with hedged and walled boundaries, UPVC front door.

### Entrance Hall

Stairs ascend to first floor.

### Living Room

3.61m x 3.03m (11'10" x 9'11")  
Wood laminate flooring, window to front.

### Kitchen

4.68m x 2.43m (15'4" x 7'11")  
Range of units at eye and base level, worktops with tiled splashbacks, breakfast bar, fitted oven and hob, extractor hood over, stainless steel sink with mixer tap and drainer, spaces for appliances including dishwasher, understairs storage cupboard, door to rear garden.

### Bedroom

3.32m x 2.67m (10'10" x 8'9")  
Window to front.

### Bedroom

3.39m x 2.41m (11'1" x 7'10")  
Window to rear.

### First Floor Landing

Built-in cupboard housing 'Vaillant' combi boiler, window to rear.

### Bedroom

3.66m x 3.07m (12'0" x 10'0")  
Window to front, built-in recessed wardrobe with hanging rail, built-in storage cupboard.

### Bedroom

3.36m x 3.37m (11'0" x 11'0")  
Window to front, built-in recessed wardrobe with hanging rail, built-in storage cupboard.

### Bedroom

2.75m x 2.41m (9'0" x 7'10")  
Window to rear.

### Separate WC

Low-level WC, wash hand basin with mixer tap.

### Bathroom

Fully tiled, panel-enclosed bath with shower mixer tap, vanity unit with wash hand basin with mixer tap and storage cupboard below, low-level WC, heated towel rail.

### Garden

Patio area, steps ascend to large lawned garden with fenced boundaries and side access.



- Great Investment Opportunity
- Being Sold with Tenants in Situ
- Let Until 18/8/26
- Producing £3,076pcm or £36,920 pa
- Five Double Bedroom HMO
- Separate Lounge & Kitchen
- Sought-After Location for Students
- Close Proximity to Brighton University
- Frequent Buses to City Centre & Sussex University
- NO ONWARD CHAIN

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: **C**