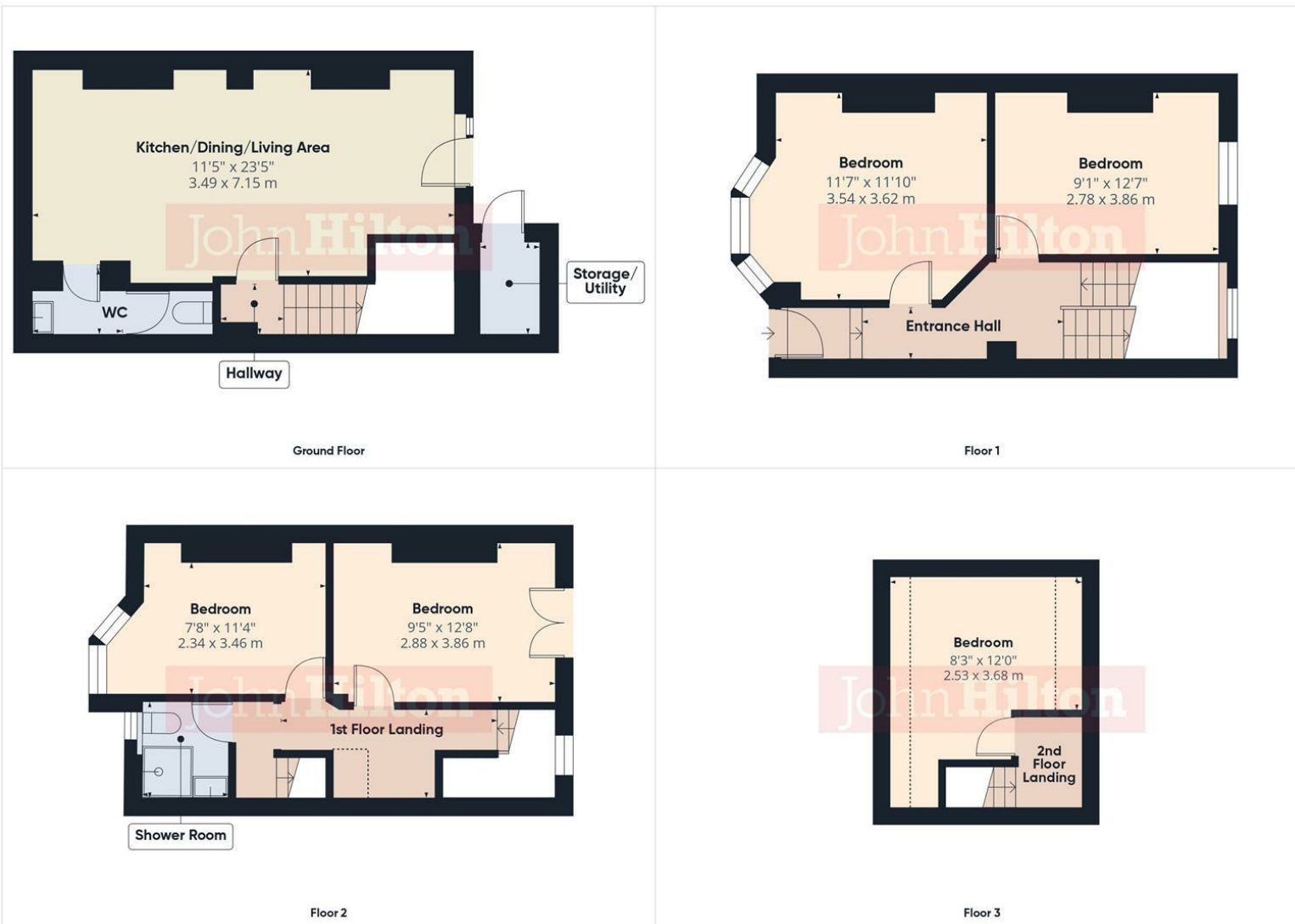


John Hilton

John Hilton

Est 1972



Total Area Approx 1163.00 sq ft

79 Upper Lewes Road, Brighton, BN2 3FF

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

£475,000 Freehold

view all our properties at:
www.johnhiltons.co.uk

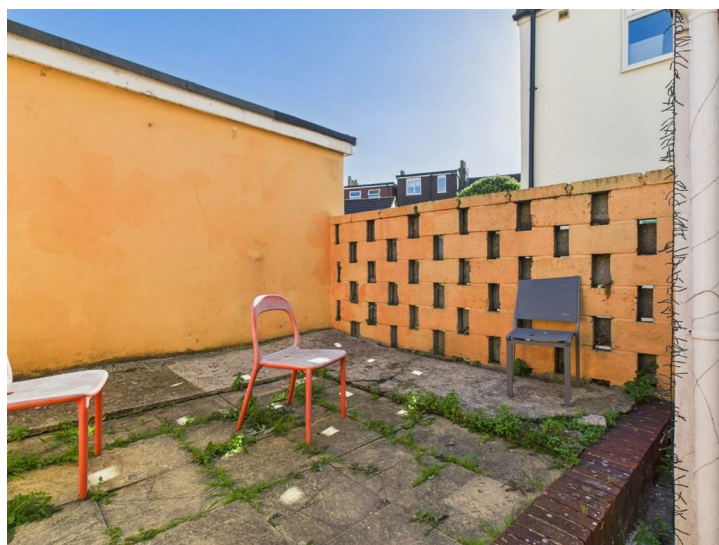
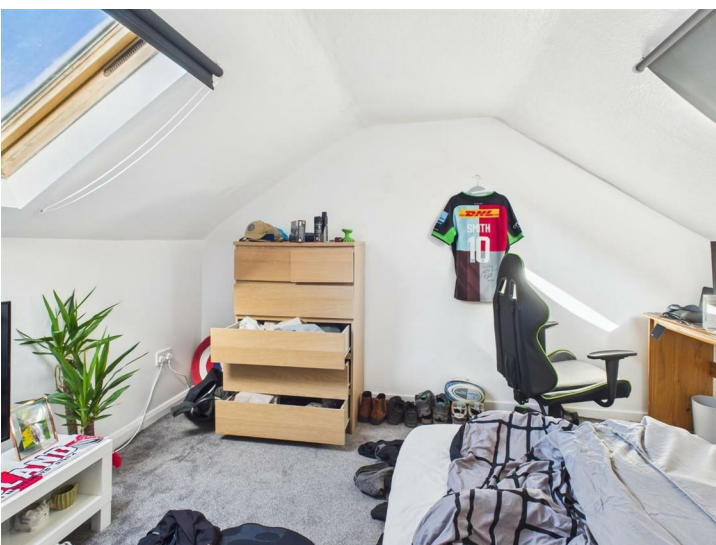




79 Upper Lewes Road Brighton, BN2 3FF

*** IDEAL INVESTMENT OPPORTUNITY ***

Occupying a prime position for student rental, generating high returns, and being sold as an ongoing investment. A mid-terrace house over four levels which is arranged as a five-bedroom HMO and is let until 18/8/26 at £3,752 pcm or £45,024 per annum. Spacious accommodation with generously sized open-plan kitchen/dining/living room, five double bedrooms, shower room, additional WC and rear courtyard garden. Popular location for students, close to the local amenities on Lewes Road with easy access to the city centre and the universities. No onward chain.



Entrance Hall

Split level, with stairs to upper and lower floors.

Bedroom

3.54m x 3.62m (11'7" x 11'10")
Bay window to front, fitted carpet.

Bedroom

2.78m x 3.86m (9'1" x 12'7")
Window to rear, fitted carpet.

LOWER GROUND FLOOR

Hallway with door into:

Open-Plan Kitchen/Dining/Living Area:

3.49m x 7.15m (11'5" x 23'5")

Kitchen/Dining Area

Range of units at eye and base level, stainless steel sink with mixer tap, tiled floor.

Living Area

Fitted carpet, door to garden.

Separate WC

Wash hand basin, low-level WC.

FIRST FLOOR LANDING

Stairs to second floor.

Bedroom

2.34m x 3.46 (7'8" x 11'4")
Bay window to front, fitted carpet.

Bedroom

2.88m x 3.86m (9'5" x 12'7")
Juliet balcony with French doors, fitted carpet.

Shower Room

Corner shower enclosure, aqua board splashbacks, mains shower with hand held shower on riser, wash hand basin, low level WC.

SECOND FLOOR LANDING

Mini landing with fitted carpet.

Bedroom

2.53m x 3.68m (8'3" x 12'0")
Velux window to front and rear, fitted carpet.

Garden

Paved patio garden, external storage cupboard used as utility area with plumbing for washing machine.



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	
		83
	57	

Council Tax Band: **C**

- Ideal Investment Opportunity
- Five-Bed HMO
- Being Sold as an Ongoing Investment
- Let Until 18/8/26
- Generating £3,752 pcm / £45,024 Per Annum
- Generous Communal Living Space
- Arranged Over Four Levels
- Prime Location for Students
- Close to Lewes Road
- Easy Access into City Centre & Universities