

Milner Road, Brighton, BN2 4BP

Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft



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

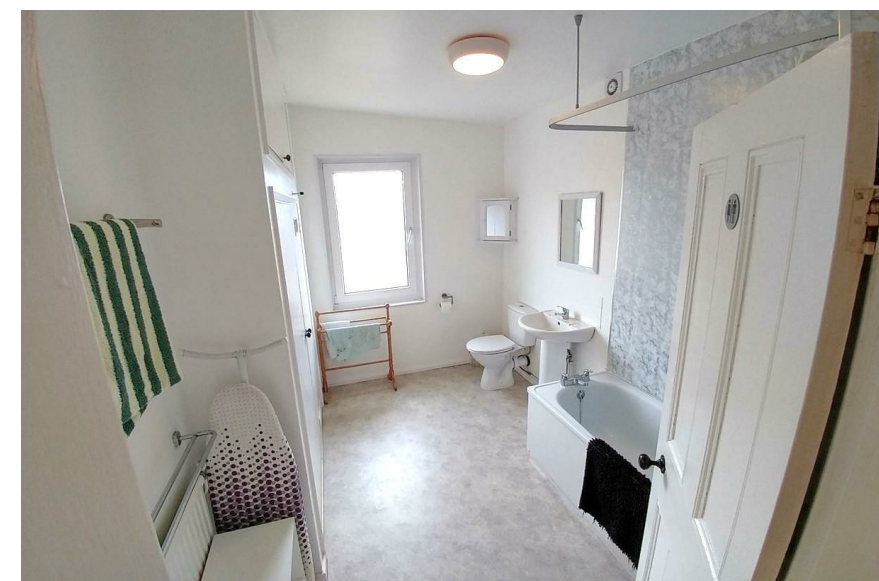
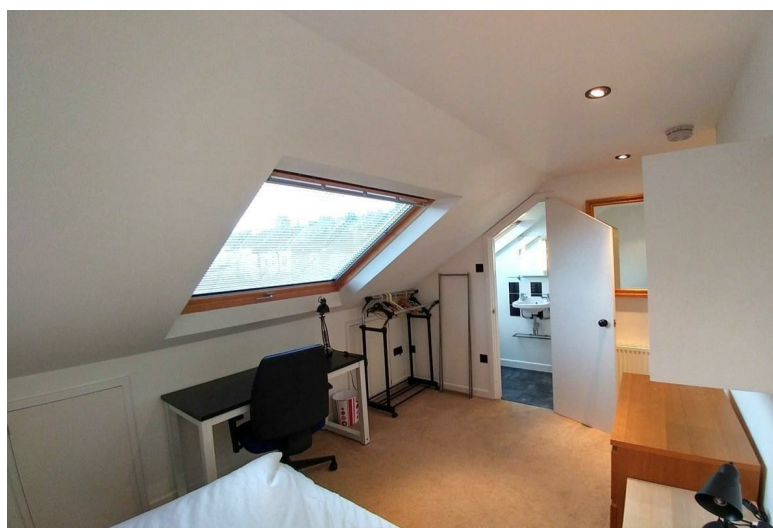


Total Area Approx 1360.00 sq ft

57 Milner Road, Brighton, BN2 4BP

To view, contact John Hilton:
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132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£475,000 Freehold



57 Milner Road, Brighton, BN2 4BP

*** IDEAL BUY TO LET INVESTMENT ***

A well-maintained and presented six-bedroom licensed HMO which is currently let until 25/8/26 at £3,510 pcm, or £42,120 per annum, with potential for uplift of rent. Arranged over three floors with six bedrooms (all with double beds), two bath/shower rooms (one en-suite) plus additional shower to the ground floor bedroom and a separate ground floor WC. Generously sized communal living accommodation with lounge/diner which flows through to the kitchen with ample space for six people. Low-maintenance South-facing garden and front garden with bicycle racks. Great location for student letting situated just off the Lewes Road in close proximity to Brighton University. Easy access and good transport links to Sussex University and the city centre and within a short walk of local shops, coffee shops and amenities. No onward chain.

Approach

Paved front garden with bike racks and walled boundaries.

Entrance Hall

Split-level with downstairs storage cupboard.

Separate WC

Low-level WC and wash basin.

Lounge/Dining Room

4.81m x 3.68m (15'9" x 12'0")

Bow window to front, recessed built-in cupboard housing electric meter, archway through to:

Kitchen

3.17m x 2.94m (10'4" x 9'7")

Range of units at eye and base level with laminate worktops, stainless steel sink with mixer tap, fitted oven and hob with extractor hood over, spaces for two fridge freezers plus dishwasher. Door to rear garden.

Bedroom

3.37m x 2.82m (11'0" x 9'3")

Two windows to side. Corner shower enclosure with aquaboard surround, tank-fed shower and hand shower on riser.

First Floor Landing

Split-level with stairs to second floor.

Bedroom

4.36m x 2.71m (14'3" x 8'10")

Bow window to front.

Bedroom

4.25m x 1.91m (13'11" x 6'3")

Window to front, recess with built-in desk.

Bedroom

3.58m x 2.94m (11'8" x 9'7")

Window to rear.

Bathroom

3.28m x 2.49m (10'9" x 8'2")

Panel-enclosed bath with electric shower over and aquaboard surround, wash basin, low-level WC, built-in utility cupboard with spaces for washing machine and tumble dryer.

Second Floor Landing

Window to rear.

Bedroom

2.93m x 2.80m (9'7" x 9'2")

French doors to rear with 'Juliette' balcony, and panoramic views of surrounding area.

Bedroom

3.72m x 3.52m (12'2" x 11'6")

Large Velux window to front, door into:

En-Suite Shower

Velux window to front, shower enclosure with tiled surround and electric shower, wash basin, low-level WC, heated towel rail.

Rear Garden

South-facing, mostly paved with soil borders and fenced boundaries.

- *** IDEAL INVESTMENT OPPORTUNITY ***
- Six-Bedroom Licenced HMO
- Let Until 25/8/26
- Producing £3,510 pcm or £42,120 per annum
- Potential for Uplift on Rent
- Three Bath/Shower Rooms (Two En-Suite)
- Well Maintained
- Generously Sized Communal Living Space
- Great Location for Students
- Easy Access to Brighton & Sussex Unis

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		64
(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**