

Ewhurst Road, Brighton, BN2 4AJ

Approximate Gross Internal Area = 103.7 sq m / 1116 sq ft

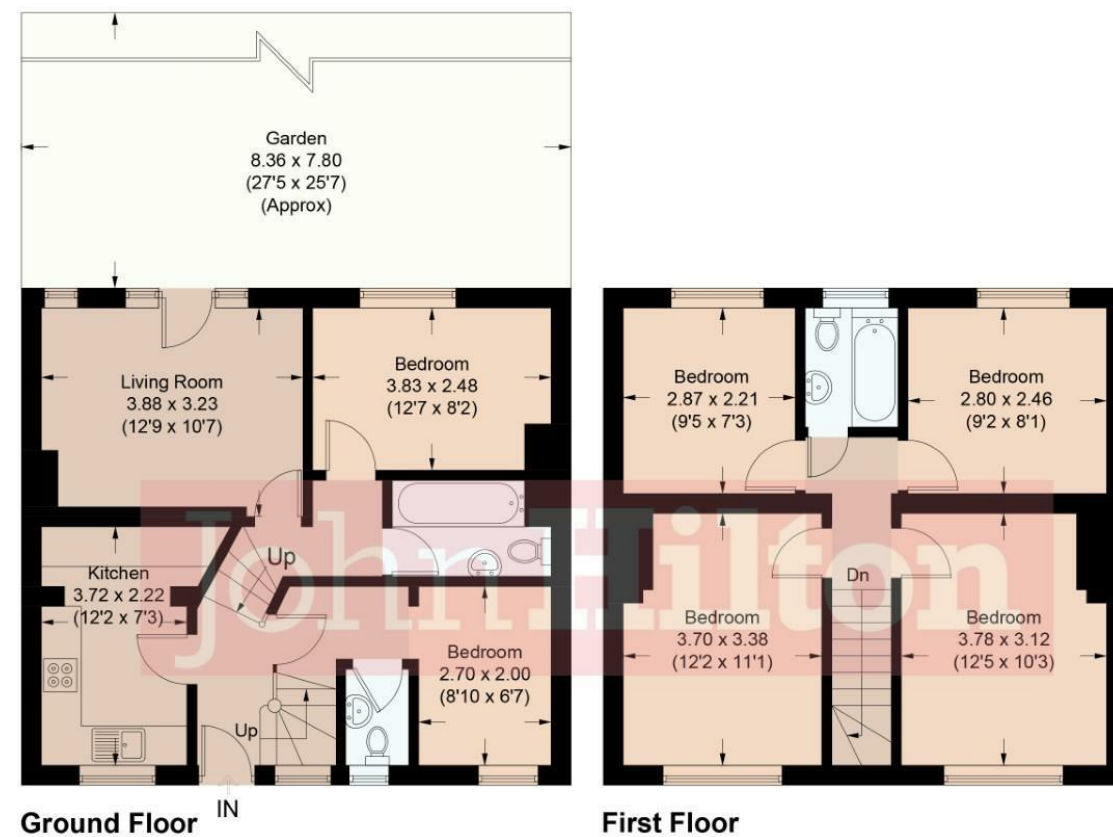


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 1116.00 sq ft

60 Ewhurst Road, Brighton, BN2 4AJ

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

Offers In Excess Of £475,000 Freehold



JohnHilton



JohnHilton



JohnHilton



JohnHilton

60 Ewhurst Road, Brighton, BN2 4AJ

****IDEAL INVESTMENT OPPORTUNITY****

A newly refreshed spacious terraced house situated in a popular residential area with easy access to the universities and city centre. Arranged as a six-bedroom HMO and let till 31/8/27 with a one year break clause at £3,200pcm or £38,400 per annum, All bedrooms are doubles and the generously sized west-facing garden has been recently landscaped providing low maintenance out space. The accommodation consists of four good sized bedrooms upstairs plus bathrooms, and two further bedrooms, seperate lounge and kitchen plus additional bathroom downstairs. Ideal for those looking for an armchair investment producing high returns being sold as a going concern. No onward chain.

Approach

Walled front garden with paved footpath leading to front entrance, front garden with pebble infill and decked area.

Entrance Hall

Stairs to first floor.

Living Room

3.88m x 3.23m (12'8" x 10'7")
Double glazed door to rear garden.

Bedroom

3.83m x 2.48m (12'6" x 8'1")
Window to rear.

Bedroom

2.7m x 2.0m (8'10" x 6'6")
Window to front.

Seperate WC

Low level WC, wash hand basin.

Bathroom

Panel enclosed bath with electric shower over, shower screen, aqua board splashback, wash hand basin with heated towel rail, low level wc.

Landing

Bedroom

3.70m x 3.38m (12'1" x 11'1")
Window to front.

Bedroom

3.78m x 3.12m (12'4" x 10'2")
Window to front.

Bedroom

2.80m x 2.46m (9'2" x 8'0")
Window to rear with panoramic views of surrounding area.

Bedroom

2.87m x 2.21m (9'4" x 7'3")
Window to rear with panoramic views of surrounding area.

Bathroom

Panel enclosed with electric shower over, wash basin, low level wc.

Rear Garden

Generously sized west facing rear garden, newly landscaped with decked sun terrace, paved patio area, lower section pebble infilled, fenced boundaries.



JohnHilton



JohnHilton



JohnHilton

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	
		82
	64	

Council Tax Band: **C**

- IDEAL INVESTMENT OPPORTUNITY
- Arranged as Six-Bed HMO
- Let Until 31/8/27 with 1 year break clause
- Generating £3,200pcm
- Recently Refreshed Interior
- Two Bathrooms
- Popular Residential Area
- Easy Access to the Unis & City Centre
- Ideal Buy to Let
- NO ONWARD CHAIN