



Hollingdean Road, Brighton, BN2
Offers In Excess Of £425,000

ASTON VAUGHAN
FOR SALE

ASTON VAUGHAN
Sales and Lettings

INTRODUCING

Hollingdean Road, BN2

4-5 Bedrooms | 1 Bathroom | Ready Made Investment
824 sq ft | Prime Student Location | £36,396 per annum

Tenure: Freehold

****ATTENTION INVESTORS**** A good standard five-bedroom licensed HMO property, currently let till 21/8/25 at £3,033 pcm or £36,396 per annum providing a gross rental yield of 8.5%. Attracting investors, now is the time to buy this bright and inviting end terrace home with ample space and south facing garden in a prime position just off Lewes Road, with easy access to both universities and Brighton city centre. Accommodation consists of five double bedrooms (or four with a communal living area), kitchen leading out to south facing courtyard, and bathroom. Facing south, the garden gets the sun most of the day and is perfectly low-maintenance.

To be sold as a fantastic opportunity at an ongoing investment.





LOCATION GUIDE

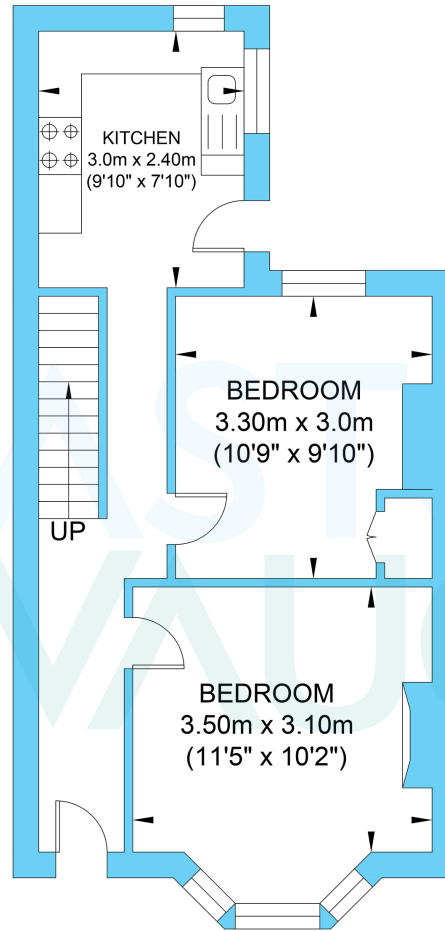
Shops: Sainsbury's on the corner, shops of Lewes Road 3 minute walk

Station: Brighton Station 23 minute walk

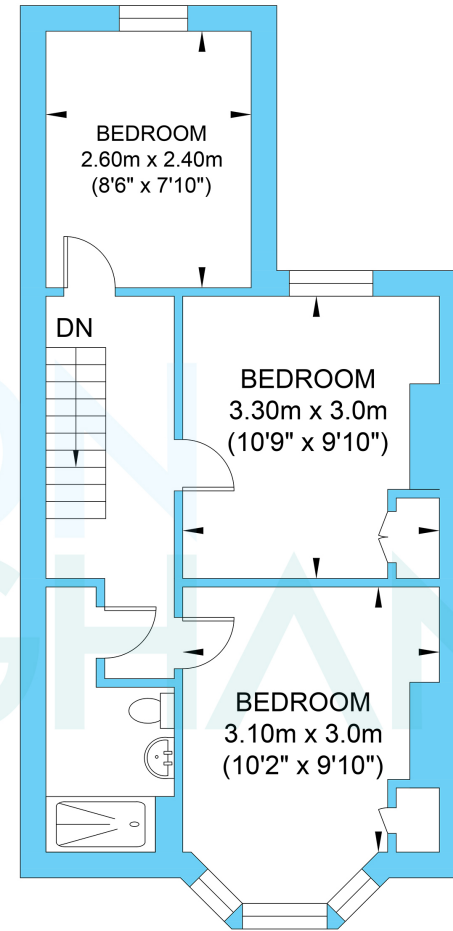
Seafront or Park: Saunders Park 2 min walk, The Patch 7 min walk, The Level 12 minute walk

Perfectly positioned within close walking distance of Brighton University and with excellent transport links nearby to Sussex University, this four-bedroom house makes the perfect investment with potential tenants already in place until August 2023.

There is a relaxed community atmosphere with local shops, cafes, pubs and transport links within a stroll and the lively shopping district of Lewes Road is at the bottom of the hill. The whole of Brighton & Hove are all easy reach on foot or by bus or car. For those needing to reach further afield, Brighton Station serving Gatwick and London is a 10 minute drive and near the A270, you are quickly out of the city.



Ground Floor
Approximate Floor Area
412.15 sq ft
(38.29 sq m)



First Floor
Approximate Floor Area
412.15 sq ft
(38.29 sq m)

Approximate Gross Internal Area = 76.58 sq m / 824.30 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.