



Sales
Investment Properties



94 Whippingham Road, Brighton, East Sussex, BN2 3PG

£625,000 Freehold

A substantial period Victorian terraced house in a highly sought after residential area. The property has a registered HMO licence for up to 7 people and is arranged over 3 floors.

- Total area 137.2m²
- Seven Bedroom HMO
- Prime location Elm Grove area
- Current tenancy until 6th August 2025 at £4,246.62 PCM / £50,959.44 PA
- Re-Let for the next academic year until 13th August 2026 at £4,398.31 PCM / £52,779.72 PA

For all enquiries, please contact G4 Lets:

info@g4lets.co.uk 01273 552 600

2 Hythe Road, Brighton, BN2 6JS

Location

Situated in a central location, close to Elm Grove. Ideal location for Student lettings. Local bus services close to hand, providing easy access to most parts of Brighton & Hove, Universities, and the sea front.

Accommodation

All measurements are approximate. Fully HMO compliant.

Ground Floor

Inner Hallway

Front Door, carpeted with built-in doormat area. Fuse Box and Grade-A control fire panel. Dedo rail. Access to two bedrooms and kitchen. Staircase leading to upper floors with storage space underneath.

Bedroom 1 (4.10m x 3.60m)

Fully Furnished. Two double glazed UVPC windows overlooking the front. Radiator. Basin with splashback. Fire door. Carpeted.

Bedroom 2 (3.56m x 3.04m)

Fully Furnished. Double glazed UVPC window overlooking the front. Radiator. Basin with splashback. Fire door. Carpeted.

Kitchen (5.70m x 3.02m)

Gas cooker, washing machine, one standing fridge-freezer and two under-counter fridge/freezers, microwave, kettle and toaster. Two double-glazed UVPC windows. Fully HMO compliant with adequate counter and storage space. Bar stools and seating area. Fire door leading to hallway and doorway leading to living area. Laminate Floor. UVPC door leading to back garden. Radiator.

Living Room (3.06m x 2.22m)

Living area with double-glazed UVPC double doors onto outdoors area. Wall lighting. Laminate floor. Radiator.

First-Floor Landing

Carpeted. Dedo rail. Access to three bedrooms and two full bathrooms.

Bedroom 3 (3.10m x 3.02m)

Fully Furnished. Double glazed UVPC window overlooking the back. Radiator. Basin with splashback. Fire door. Carpeted.

Bathroom

Standing Shower. Toilet. Basin. Towel radiator. Two double-glazed frosted windows. Laminate flooring. Hygiene boarding.

Bedroom 4 (3.42m x 3.10m)

Fully Furnished. Double glazed UVPC window overlooking the back. Radiator. Basin with splashback. Fireplace. Fire door. Carpeted.

Bedroom 5 (4.24m x 3.10m)

Fully Furnished. Two double glazed UVPC window overlooking the front. Radiator. Basin with splashback. Built in storage cupboard. Fire door. Carpeted.

Bathroom

Standing Shower. Toilet. Basin. Towel radiator. Laminate flooring. Hygiene boarding.

Second-Floor Landing

Carpeted. Access to two bedrooms.

Bedroom 6 (3.21m x 3.14m)

Fully Furnished. Double glazed UVPC Velux window overlooking the front. Radiator. Basin with splashback. Skeliling. Fire door. Carpeted.

Bedroom 7 (4.15m x 2.14m)

Fully Furnished. Two double glazed UVPC windows overlooking the back. Fire door. Carpeted. Radiator. Basin with splashback.

Garden

Patio garden.

Information

G4 Lets currently fully manage the property and have already agreed a full contract for the next academic year. We would like to continue this ongoing service with any potential new buyer. Please note we have bills inclusive packages linked with the existing and new tenancy agreements to take into consideration.

Contains all fixtures and furniture per the inventory. Property is fully managed and maintained and any appliances can be checked and verified to be in working order at time of sale.

Full EPC information available on request.

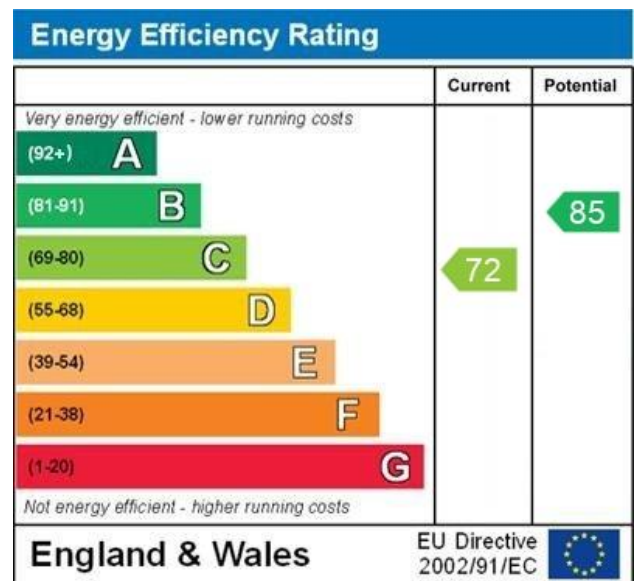
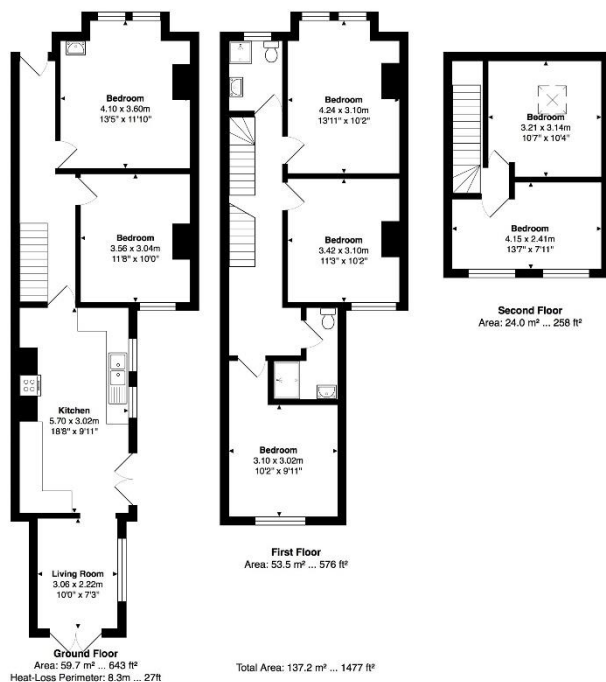
3D-Tour available on request.

HMO planning and licensing details information available pending any formal offers.

Viewing strictly by appointment only through G4 Lets. The current tenants require a minimum of 24-hours notice of any viewings so please take this into consideration.

Sold as ongoing investment property but does have the option to revert to residential property at any stage pending any current tenants.

Council Tax Band: C



WWW.EPC4U.COM

