



Sales
Investment Properties



15 Stanley Road, Brighton, East Sussex, BN1 4NJ

£595,000 Freehold

A substantial period Victorian terraced house in a highly sought after residential enclave. The property has a registered HMO licence for up to 6 people and is arranged over 3 floors.

- Total area 132m²
- Six Bedroom HMO
- Prime location London Road area
- Current tenancy until 29th July 2025 at £3,769.98 PCM / £45,239.76 PA
- Re-Let for the next academic year until 5th August 2026 at £3769.98 PCM / £45,239.76 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 London Road / Preston Circus and a short walk to Brighton Train Station. Ideal location for Student lettings. Local bus services close to hand in London Road, 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, laminate flooring and radiator. Fuse Box and Grade-A control fire panel. Dedo rail. Access to first bedroom, living room and kitchen. Staircase leading to upper floors.

Bedroom 1 (3.64m x 3.86m)

Fully Furnished. Double glazed UVPC sash bay windows overlooking the front. Radiator. Feature fireplace surrounded with tile mantelpiece. Fire door. Laminate floor.

Living Room (3.00m x 3.32m)

Living area with period double doors onto dining area. Laminate floor. Radiator.

Kitchen (2.40m x 4.22m)

Gas cooker, washing machine, two fridge-freezers, microwave, kettle and toaster. Fully HMO compliant with adequate counter and storage space. Two fire doors, leading to hallway and dining area. Floor.

Dining Area (2.24m x 2.87m)

Feature skylight. Wall lighting. Second access directly to kitchen. UVPC double doors leading out to rear extension lobby.

Lobby (2.24m x 2.29m)

Two UVPC doors – one leading onto patio garden, and the other leading to downstairs w/c and boiler cupboard. Laminate floor. Ideal for storage and drying clothes.

Downstairs w/c

Toilet and basin. Laminate flooring. Boiler cupboard.

Lower First-Floor Landing

Carpeted. Dedo Rail. Access to two full bathrooms, each containing standing shower, toilet, basin, and towel radiator with wet room floor lining and hygiene boarding for ease of use, and windows to outside ventilation.

Upper First-Floor Landing

Bedroom 2 (3.02m x 3.46m)

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

Bedroom 3 (2.54m x 3.22m)

Fully Furnished. Built-in storage cupboard. Two double glazed UVPC windows overlooking the front. Fire door. Laminate floor. Radiator. Basin with splashback.

Bedroom 4 (2.15m x 3.22m)

Fully Furnished. Two double glazed UVPC windows overlooking the front. Fire Door. Laminate Floor. Radiator.

Lower Second-Floor Landing

Featured Area with double glazed UVPC window overlooking the back. Carpeted. Dedo Rail.

Upper Second-Floor Landing

Bedroom 5 (3.02m x 3.23m)

Fully Furnished. Double glazed UVPC window overlooking the back. Fire door. Laminate floor. Radiator. Flat dormer ceiling. Basin with splashback.

Bedroom 6 (4.70m x 3.34m)

Fully Furnished. Two double glazed UVPC sash windows overlooking the front. Fire door. Laminate floor. Radiator. Basin with splashback. Feature dormer.

Garden

Patio garden. Old stone wall. Bushes at Back.

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.

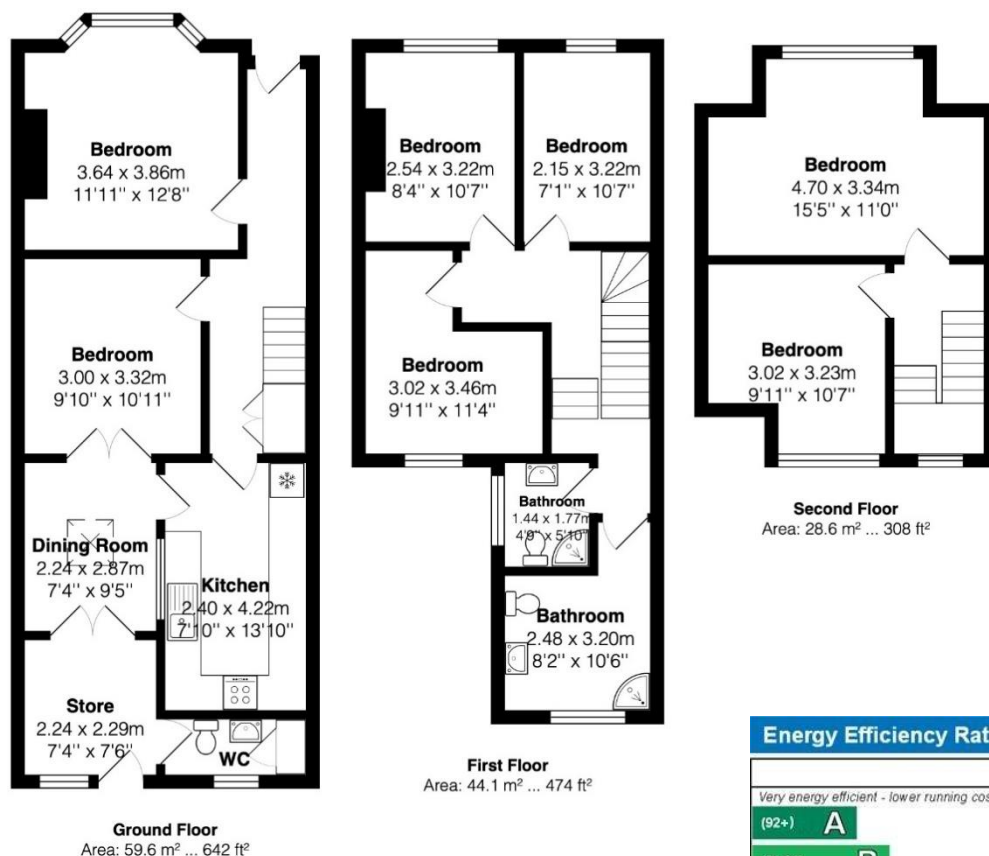
3D-Tour available on request.

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

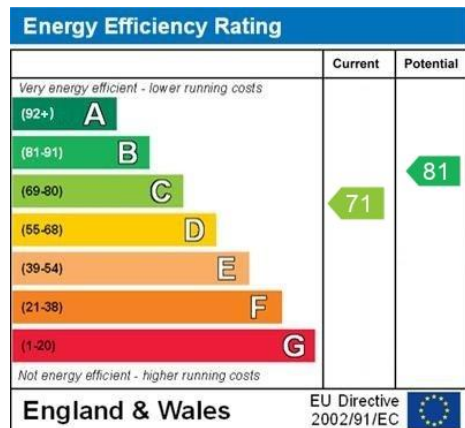
Viewing strictly by appointment only through G4 Lets. The current tenants require a minimum of 24-hours notice of any viewings so please take this into consideration.

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: D



All measurements are approximate and for display purposes only



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