



Sales
Investment Properties



Gordon Road, Brighton, East Sussex, BN1 6PD

£650,000 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 4 floors.

- Total area 147 m²
- Six Bedroom HMO
- Prime location Preston Park area
- Current tenancy until 1st August 2025 at £3,562.02 PCM / £42,744.24 PA
- Re-Let for the next academic year until 7th August 2026 at £3,639.96 PCM / £43,679.52 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 Preston Park and Fiveways and a short walk to Preston Park Train Station. 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.

Lower-Ground Floor

Inner Hallway

Lower-ground level front door, laminate flooring with recessed door mat. Radiator. Access to living room and kitchen/dining area. Carpeted staircase leading to upper floors.

Living Room (4.00m x 3.60m)

Fire door. Laminate flooring. Double glazed UVPC bay window overlooking the front with radiator.

Kitchen (4.54m x 3.26m)

Laminate flooring. Room is divided into fridge and dining area by dividing wall with a radiator on either side. Kitchen is fitted with Gas cooker with extractor fan, washing machine, dishwasher, two undercounter fridge/freezers and one standing fridge/freezer. Fully HMO compliant with plenty counter and cupboard space.

Dining Area (4.54m x 2.82m)

Dining table. Double glazed UVPC door onto garden, double glazed UVPC window overlooking the back and double glazed UVPC skylight.

Ground Floor

Bathroom

Laminate flooring, Standing shower, toilet and basin with towel rail over radiator. Double glazed UVPC frosted window to outside for ventilation. Storage cupboard.

W/C

Laminate flooring. Toilet with basin over cistern. Window to outside for ventilation.

Hallway

Ground-level front door, laminate flooring with recessed door mat. Radiator. Thermostat. Access to two bedrooms, full bathroom and w/c. Carpeted staircase to upper and lower floors.

Bedroom 1 (3.40m x 3.00m)

Fully Furnished. Double glazed UVPC bay windows overlooking the front. Radiator. Basin with splashback. Fire door. Carpet flooring.

Bedroom 2 (3.60m x 3.24m)

Fully Furnished. Double glazed UVPC windows overlooking the back. Radiator. Basin with splashback. Fire door. Carpet flooring.

Lower First Floor Landing

Double glazed UVPC window overlooking the back. Carpet Flooring

Upper First Floor

Access to two bedrooms and full bathroom. Carpet flooring.

Bedroom 3 (3.40m x 2.92m)

Fully Furnished. Double glazed UVPC windows overlooking the back. Radiator. Basin with splashback. Fire door. Carpet flooring.

Bedroom 4 (3.24m x 2.82m)

Fully Furnished. Double glazed UVPC bay windows overlooking the front. Radiator. Basin with splashback. Fire door. Carpet flooring.

Bathroom

Laminate flooring, Standing shower, toilet and basin with towel rail over radiator. Double glazed UVPC frosted window to outside for ventilation.

Second Floor

Double glazed UVPC window overlooking back. Carpet flooring. Access to two bedrooms.

Bedroom 5 (2.86m x 2.80m)

Fully Furnished. Double glazed UVPC window overlooking the back. Radiator. Fire door. Carpet flooring.

Bedroom 6 (4.54m x 2.68m)

Fully Furnished. Double glazed UVPC Velux style window overlooking the front.
Radiator. Fire door. Carpet flooring. Skeiling.

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



