



Sales
Investment Properties



64 Brading Road, Brighton, East Sussex, BN2 3PD

£585,000 Freehold

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

- Total area 130 m²
- Six Bedroom HMO
- Prime location Elm Grove area
- Current tenancy until 3rd September 2025 at £3,900 PCM / £46,800 PA
- Re-Let for the next academic year until 10th September 2026 at £3,900 PCM / £46,800 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. Radiator. Access to bedroom, living room, utility room and kitchen. Staircase to upper floors with storage cupboard underneath. Hard wired interlink smoke system

Bedroom 1 (3.56m x 4.16m)

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

Living Room (2.92m x 3.51m)

Living area with double-glazed UVPC window overlooking the rear. Radiator. Carpeted.

Utility Room (2.82m x 1.80m)

Access through to kitchen. Boiler and full-sized standing fridge/freezer. Double-glazed UVPC window and door onto back garden.

Kitchen (2.82m x 3.96m)

Gas cooker with extraction hood, washing machine and dishwasher. Built-in full-sized fridge/freezer. Microwave, kettle and toaster. Radiator and seating Area. Fully HMO compliant with adequate counter and storage space. Double-glazed UVPC windows overlooking side of the property and double-glazed UVPC double doors leading to back garden.

First Floor Landing

Carpeted. Access to three bedrooms, two full bathrooms and a w/c. Staircase leading to upper floor with storage space underneath.

Bedroom 2 (2.82m x 3.11m)

Fully Furnished. Double-glazed UVPC window overlooking the rear. Radiator. Carpeted.

Bathroom

Standing Shower, toilet and basin. Wall-mounted cabinet. Double-glazed UVPC frosted window to outside for ventilation. Hygiene boarding. Laminate flooring.

W/C

Toilet. Window to outside for ventilation. Fully tiled. Laminate flooring.

Bedroom 3 (2.95m x 3.51m)

Fully Furnished. Double-glazed UVPC window overlooking the rear. Two built-in storage cupboards. Fireplace. Basin with splashback. Radiator. Carpeted.

Bedroom 4 (2.95m x 4.10m)

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

Bathroom (1.59m x 2.33m)

Standing shower, toilet, basin and towel radiator. Wall-mounted cabinet. Double-glazed UVPC frosted window to outside for ventilation. Hygiene boarding. Laminate flooring.

Second Floor Landing

Carpeted. Access to two bedrooms.

Bedroom 5 (4.44m x 2.73m)

Fully Furnished. Double-glazed UVPC window overlooking the rear. Radiator. Carpeted.

Bedroom 6 (4.05m x 3.01m)

Fully Furnished. Double-glazed UVPC velux-style windows overlooking the front. Skeiling. Radiator. Carpeted.

Garden

Patio garden with path wrapping around side of property. Accessed from utility room and kitchen.

Information

G4 Lets currently fully manage the property and 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



