



Sales
Investment Properties



16 Upper Hollingdean Road, Brighton, East Sussex, BN1 7GA

£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 4 floors.

- Total area 154.1 m²
- Seven Bedroom HMO
- Prime location Ditchling Road area
- Current tenancy until 10th July 2025 at £4,550PCM / £54,600PA

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, off of Ditchling Road and close to Blakers Park. Ideal location for Student lettings. Short walk from London Road Station. 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.

Basement Floor

Access to Living room and Kitchen.

Living Room (measurements)

Basement Front Door leading to small outside patio and stairs to ground-floor level. Living area with double-glazed UVPC bay windows overlooking the front. Cupboard with fuse boards and Grade-A Fire Panel. Radiator. Laminate Flooring.

Kitchen (measurements)

Gas cooker with extractor hood, dishwasher and two under-counter fridge/freezers under the stairs. Microwave, kettle and toaster. Double-glazed UVPC windows overlooking the rear. Fully HMO compliant with adequate counter and storage space. Laminate Floor. Radiator. Fire door leading to W/C and utility area, and double-glazed UVPC door leading to outdoors area.

W/C and Utility Area

Laminate flooring. Toilet, basin and towel radiator. Washing machine and vented tumble drier. Frosted window to outdoors for ventilation.

Garden

Patio garden with raised decking.

Ground Floor

Inner Hallway

Main Front Door, carpeted with recessed doormat area and radiator. Access to 2 bedrooms. Fire door to lower-ground landing and basement level. Staircase leading to upper floors.

Bedroom 1 (measurements)

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

Bedroom 2 (measurements)

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

Lower-Ground Landing

Access to bathroom and staircase with handrail to basement floor. Storage Cupboard. Carpeted.

Lower-First Floor landing

Carpeted. Double glazed sash window overlooking the rear.

First Floor Landing

Access to 3 bedrooms. Carpeted. Staircase leading to second floor with storage space underneath.

Bedroom 3 (measurements)

Fully Furnished. Double-glazed UVPC window overlooking the rear. Built-in storage cupboard and shelving. Radiator. Basin with splashback. Fire door. Carpeted.

Bedroom 4 (measurements)

Fully Furnished. Double-glazed UVPC bay windows overlooking the front. Built-in storage cupboard. Basin with splashback. Radiator. Fire door. Carpeted.

Bedroom 5 (measurements)

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

Second Floor Landing

Access to two bedrooms and a bathroom.

Bedroom 6 (measurements)

Fully Furnished. Double-Glazed UVPC window overlooking the rear. Radiator. Basin with splashback. Fire Door. Carpeted.

Bedroom 7 (measurements)

Fully Furnished. Two Double Glazed UVPC skylight windows. Skeiling. Radiator. Basin with splashback. Carpeted.

Bathroom (measurements)

Standing Shower. Toilet. Basin. Towel radiator. Laminate flooring. Hygiene boarding. Double-Glazed UVPC frosted window to outside for ventilation.

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



