



Sales
Investment Properties



75 Hythe Road, Brighton, BN1 6JR

£650,000 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 131.7 m²
- Six Bedroom HMO
- Prime location Elm Grove area
- Current tenancy until 5th August 2025 at £3,379.98 PCM / £40,559.76 PA
- Re-Let for the next academic year until 12th 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 Fiveways and Preston Park. 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 to entranceway and secondary door into the property. Laminate flooring. Radiator. Access to two Bedrooms and Kitchen/Living area. Staircase to upper floors with storage space underneath. Fuse Box and Grad-A control fire panel.

Bedroom 1 (measurements)

Fully Furnished. Double-glazed UVPC bay window overlooking the front. Basin with splashback. Fireplace with mantelpiece. Radiator. Fire Door. Carpeted.

Bedroom 2 (measurements)

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

Kitchen / Living Area

Three Double-glazed UVPC windows overlooking rear garden and one double-glazed UVPC door leading to rear garden. Boiler. Gas oven with extractor hood. Two full-sized standing fridge/freezers. Washing machine and tumble drier. Microwave, toaster and kettle. Fully HMO compliant with adequate counter and storage space. Seating area.

Lower-First Floor Landing

Carpeted. Access to bedroom and bathroom.

Bedroom 3 (measurements)

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

Bathroom (measurements)

Standing shower, toilet and basin with splashback. Radiator. Wall-mounted cabinet. Double-glazed UVPC frosted window to outside for ventilation. Laminate Flooring.

Upper-First Floor Landing

Carpeted. Access to two bedrooms and bathroom. Staircase to upper floor with storage space underneath.

Bedroom 4 (measurements)

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

Bedroom 5 (measurements)

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

Bathroom (measurements)

Standing shower, toilet and basin with splashback. Wall-mounted cabinet. Double-glazed UVPC frosted sash window to outside for ventilation. Radiator. Laminate Flooring.

Second Floor Landing

Carpeted. Access to two bedrooms and w/c

W/C

Toilet and basin with splashback. Wall-mounted cabinet. Double-glazed UVPC frosted window to outside for ventilation. Laminate Flooring.

Bedroom 6 (measurements)

Fully Furnished. Two double-glazed UVPC velux-style windows facing front. Skelining. Built-in wardrobe. Radiator. Fire Door. Carpeted.

Bedroom 7 (measurements)

Spare bedroom for storage. Double-glazed UVPC window overlooking the rear. Built-in storage. Radiator. Fire Door. Carpeted.

Garden

Two-tiered garden with patio around side of property.

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.

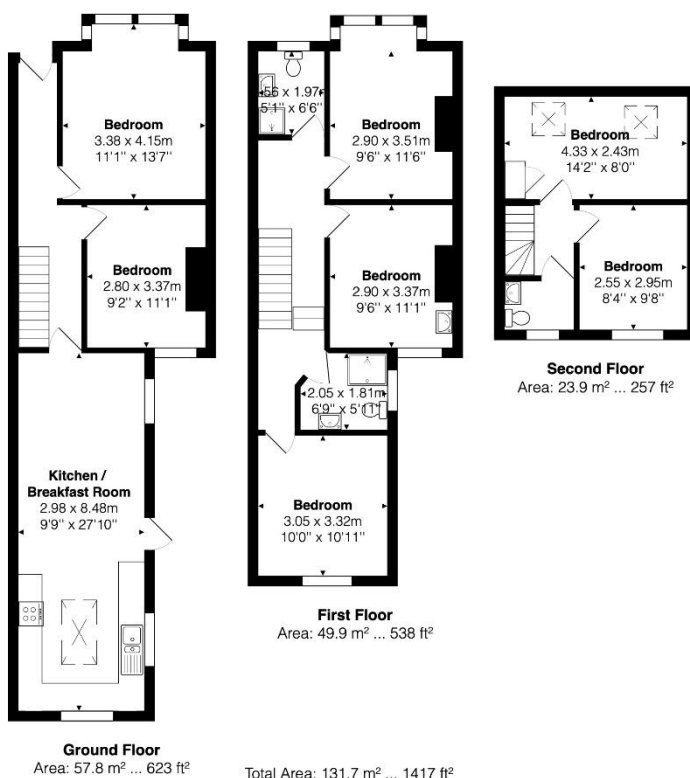
3D-Tour available on request.

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

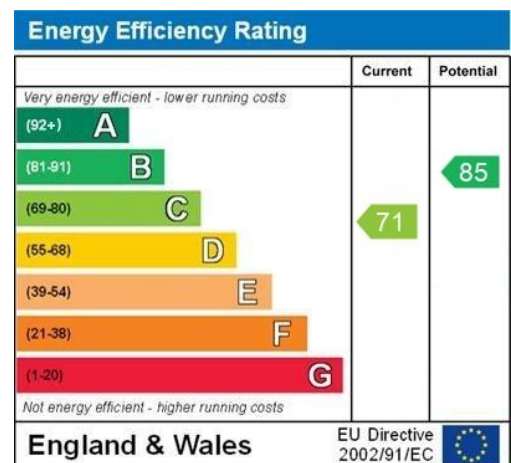
Viewing strictly by appointment only through G4 Lets. The current tenants require a minimum of 24-hours notice of any viewings so please take this into consideration.

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



WWW.EPC4U.COM

