



Total Area Approx 1054.86 sq ft

19 Coombe Terrace, Brighton, BN2 4AD

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£350,000 Freehold



19 Coombe Terrace Brighton BN2 4AD

*** IDEAL INVESTMENT OPPORTUNITY ***

Four bedroom licensed HMO property which is currently let until 02/09/26 at £2,713 pcm (£32,556 per annum). Great location for student letting in the popular Lewes Road area, convenient for local shops, buses and the universities.

The accommodation has been extended at the rear and consists of four bedrooms, a generously sized lounge/diner, separate kitchen and bathroom. There is potential to reconfigure to gain a fifth bedroom (subject to usual consents). The property also benefits from solar panels which are owned outright. A 'ready to go' investment property with high returns in a prime student location.



Front Garden

With walled boundaries.

Entrance Hall

Wooden floors, storage area below stairs, continues through to rear of property.

Lounge/Dining Area

Two double glazed sash windows to front.

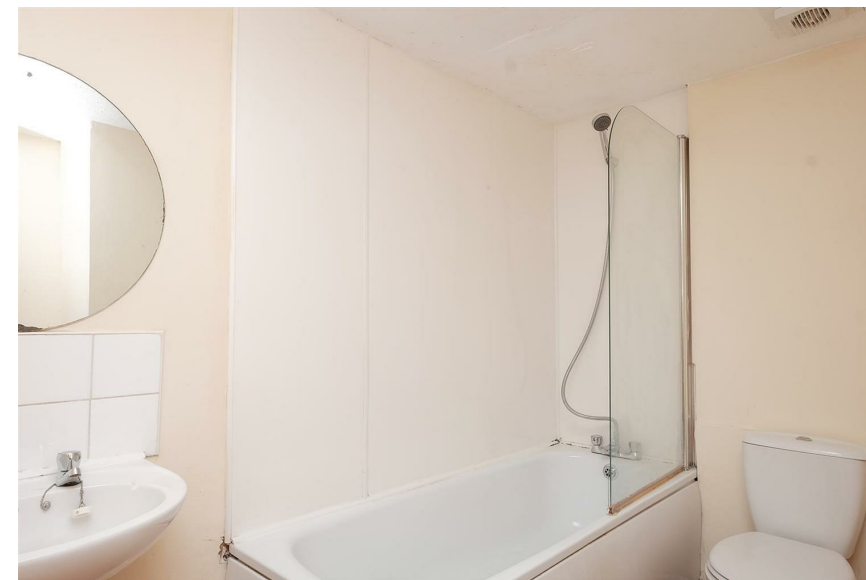
Kitchen

2.72m x 2.57m (8'11" x 8'5")
Range of units at eye and base level, worktops with tiled splash backs. Fitted oven and hob with extractor hood over, space for washing machine and fridge freezer, stainless steel sink with mixer tap and drainer.



Bathroom

White suite consisting of bath with shower mixer tap, shower screen and aqua boarded splash backs, wash basin and low level WC.



Bedroom

3.87m x 2.93m (12'8" x 9'7")
Window to rear.

Landing

Entrance to loft space.

Bedroom

4.21m x 3.31m (13'9" x 10'10")
Bay with sash windows to front.

Bedroom

3.06m x 2.63m (10'0" x 8'7")
Double glazed window to rear.

Bedroom

3.42m x 2.76m (11'2" x 9'0")
Double glazed window to rear, wall-mounted "Vaillant" combi boiler.

- IDEAL INVESTMENT PROPERTY
- Four Bedroom HMO
- Currently Let Until 02/09/26 at £2,713 pcm (£32,556 pa)
- Potential to Increase to Five Beds (STNC)
- Generous Lounge/Dining Room
- Separate Kitchen
- Local Amenities on the Doorstep
- Easy Access to Universities
- Lewes Road Area - Prime Student Location
- Solar Panels (Owned Outright)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: C