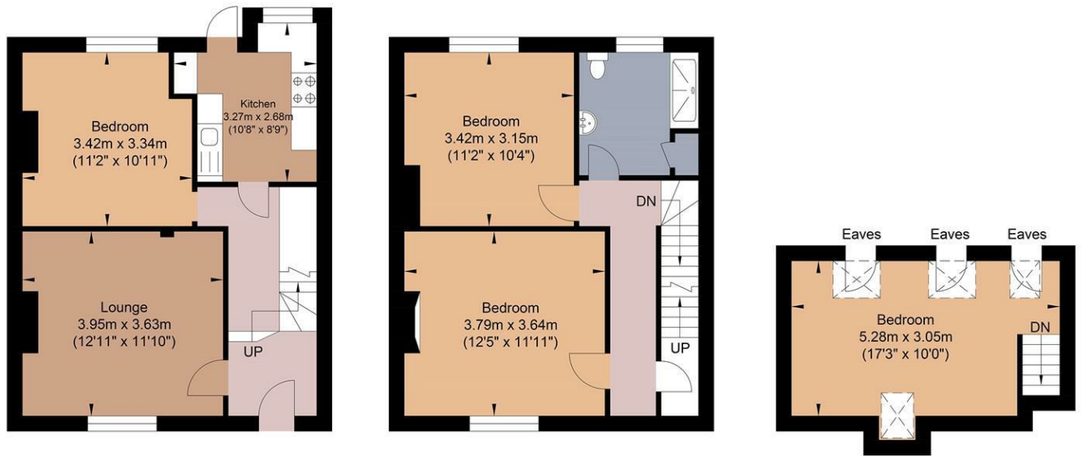
John Hilton

John Hilton

Est 1972

Coombe Road



Ground Floor
Approximate Floor Area
452.83 sq ft
(42.07 sq m)

First Floor
Approximate Floor Area
445.62 sq ft
(41.40 sq m)

Second Floor
Approximate Floor Area
173.40 sq ft
(16.11 sq m)

Approximate Gross Internal Area = 99.58 sq m / 1071.87 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 1071.87 sq ft

118 Coombe Road, Brighton, BN2 4EE

To view, contact John Hilton:
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118 Coombe Road
Brighton, BN2 4EE

*** IDEAL FOR INVESTMENT ***

A 1920s mid-terrace house with HMO license for four bedrooms which is let for the current academic year at £2,514pcm, or £30,168 per annum. Arranged over three levels including a separate lounge with high ceilings, modern kitchen, recently installed shower room (September 2022) and South-facing rear garden. Situated in a popular location for students with easy access to the city centre and the universities. Ideal for those looking for a Buy to Let investment with immediate returns.

Front Garden
Lawned with walled boundaries, steps and pathway leading to entrance.

Entrance Hall
Understairs storage cupboard.

Lounge
3.95m x 3.63m (12'11" x 11'10")
Wood laminate flooring, gas flame effect fire, high ceilings.

Bedroom
3.42m x 3.34m (11'2" x 10'11")
Window to rear.

Kitchen
3.27m x 2.68m (10'8" x 8'9")
Range of modern units at base and eye level, square edge worktops, tiled splashbacks. Fitted electric oven, hob with extractor hood over, spaces for appliances, stainless steel sink with mixer tap and drainer, door to rear garden.

FIRST FLOOR LANDING
Paddle stairs to second floor.

Bedroom
3.79m x 3.64m (12'5" x 11'11")
Window to front, feature fireplace.

Bedroom
3.42m x 3.15m (11'2" x 10'4")
Window to rear, feature fireplace.

Spacious Shower Room
Large walk-in shower enclosure with aqua board surround and electric shower, low-level WC, vanity unit with wash basin and cupboard below, airing cupboard housing hot water cylinder.

SECOND FLOOR

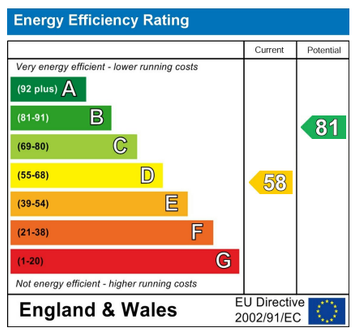
Bedroom
5.28m x 3.05m (17'3" x 10'0")
Three Velux windows to rear, one Velux window to front, eaves storage cupboards.

Garden
South-facing.









Council Tax Band: **C**

- Ideal for Investment
- Four-Bedroom Licensed HMO
- Arranged Over Three Floors
- Let for the 2026/27 Academic Year at £2,514 pcm (£30,168 pa)
- Separate Lounge
- Modern Kitchen
- Shower Suite (Installed Sept 2022)
- Popular Location for Students
- Easy Access to Universities
- Close Proximity to Amenities

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

John Hilton