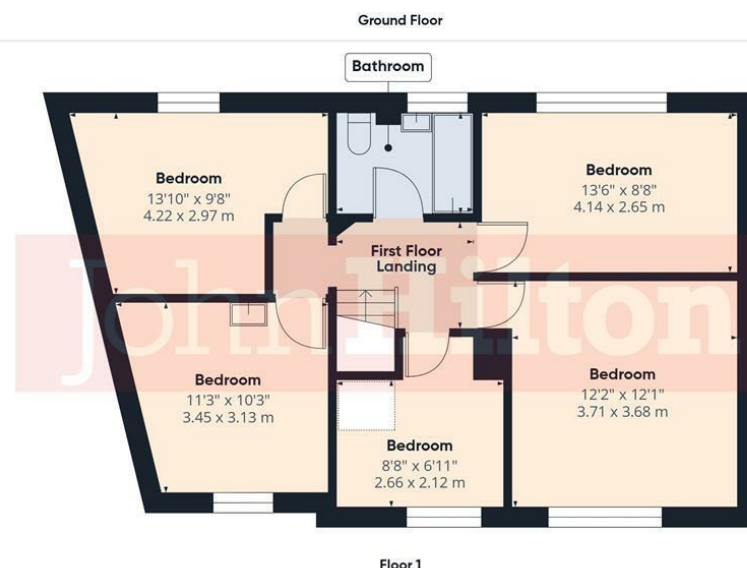
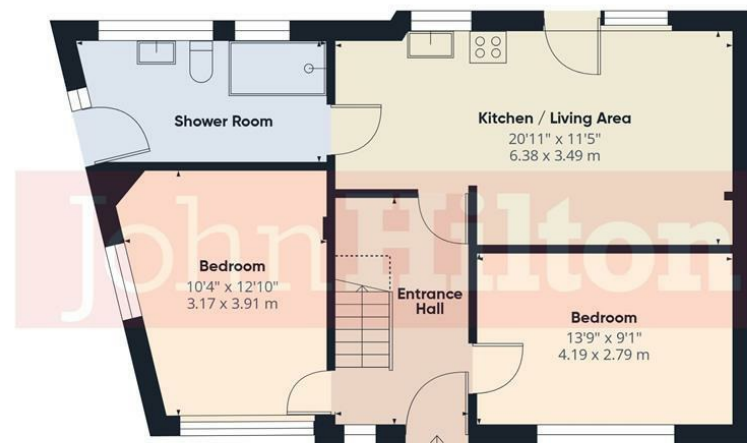


# JohnHilton

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Est 1972



Total Area Approx 1277.00 sq ft

13 Middleton Rise, Brighton, BN1 9AN

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](mailto:sales@johnhiltons.co.uk)

## £500,000 Freehold

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### 13 Middleton Rise, Brighton, BN1 9AN

A substantial and rarely available seven-bedroom semi-detached house with HMO licence, which has been previously let at £4,550 pcm or £54,600 per annum. Potential for another dwelling to the rear accessed from Rushlake Close (subject to usual consents). Great location for student letting being in close proximity to Brighton and Sussex Universities. Generously sized and well laid-out accommodation which has been extended to provide the addition of two further bedrooms. A well-maintained property that consists of seven bedrooms, open-plan kitchen/living area, bathroom, and shower/utility room. An ideal investment opportunity with development potential and high returns, in a popular location for students with good transport links into the city centre. No onward chain.

#### Approach

Off-road parking for multiple vehicles.

#### Entrance Hall

Stairs to first floor.

#### Open-Plan Kitchen/Living Area

6.38m x 3.49m (20'11" x 11'5")

#### Kitchen Area

Range of fitted units at eye and base level, worktops with tiled splashbacks, stainless steel sink, space for dishwasher, built-in oven with gas hob and canopy extractor hood over.

#### Living Area

Wood laminate flooring, patio doors to rear garden.

#### Shower/Utility Area

Fully tiled, shower enclosure with electric shower and hand shower on riser, wash basin, low-level WC, space and plumbing for washing machine.

#### Bedroom

4.19m x 2.79m (13'8" x 9'1")  
Window to front.

#### Bedroom

3.17m x 3.91m (10'4" x 12'9")  
Window to front.

#### First Floor Landing

#### Bedroom

3.71m x 3.68m (12'2" x 12'0")  
Window to front.

#### Bedroom

2.66m x 2.12m (8'8" x 6'11")  
Window to front, built-in wardrobe.

#### Bedroom

3.45m x 3.13m (11'3" x 10'3")  
Window to front.

#### Bedroom

4.22m x 2.97m (13'10" x 9'8")  
Window to rear.

#### Bedroom

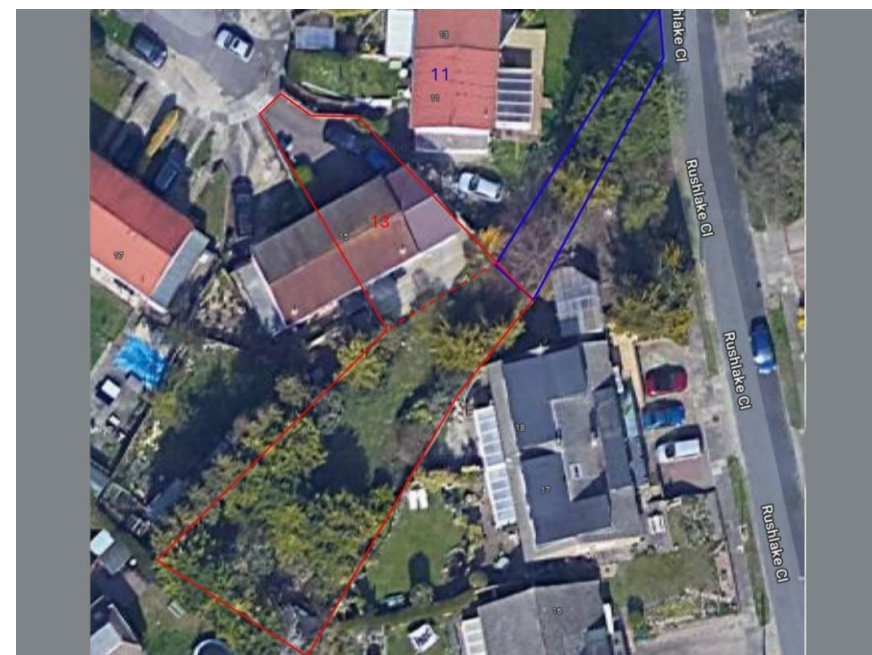
4.14m x 2.65m (13'6" x 8'8")  
Window to rear.

#### Bathroom

Fully tiled, panel-enclosed bath with shower over, shower screen, wash basin with mixer tap.

#### Rear Garden

Decked terrace and level lawned rear garden with fenced boundaries and side access.



- Great Investment Opportunity
- Potential for Another Dwelling (Subject to Usual Consents)
- Seven-Bedroom HMO
- Previously Let at £4,550 pcm or £54,600 pa
- Good Sized Accommodation
- Generously Sized with Two-Storey Side Extension
- Two Bath/Shower Rooms Plus Additional WC
- Well Maintained
- Off-Road Parking
- Close Proximity to Universities

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 78        |
| (55-68) D                                   | 60                      |           |
| (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**