John Hilton

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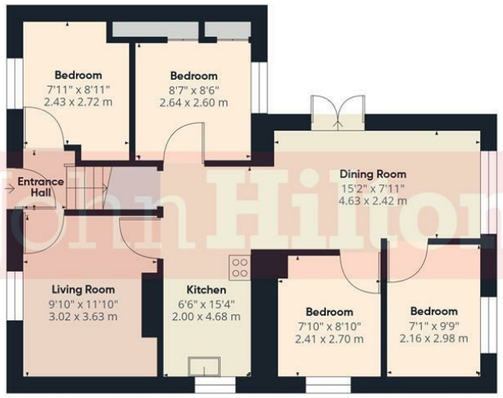
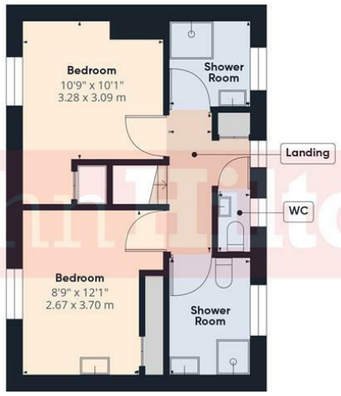
Est 1972



Ground Floor



Floor 1

Total Area Approx 1077.00 sq ft

34 Colbourne Avenue, Brighton, BN2 4GE

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
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34 Colbourne Avenue
Brighton, BN2 4GE

*** IDEAL INVESTMENT OPPORTUNITY ***
An extended and substantial six-bedroom, semi-detached house, currently let from 04/09/26 for the 2026/27 academic year at £3,040 pcm (£36,480 per annum). The generously-sized accommodation consists of six bedrooms, two shower rooms, plus an additional WC. Well-proportioned living spaces with separate lounge plus dining room and separate kitchen. Popular location for students within close proximity of Brighton and Sussex Universities, with regular buses close by with links to the city centre. An ideal buy-to-let acquisition for those seeking a high return on their investment. Being sold with no onward chain.

Approach
Lawned front garden with footpath to entrance, and off-road parking space.

Entrance Hall
Stairs ascend to first floor.

Living Room
3.02m x 3.63m (9'10" x 11'10")
Window to front.

Dining Room
4.63m x 2.42m (15'2" x 7'11")
Window to rear and French doors to side opening onto rear garden.

Kitchen
2.00m x 4.68m (6'6" x 15'4")
Range of units and eye and base level, worktops with tiled splashbacks, stainless steel sink with mixer tap and drainer, canopy extractor hood and spaces for appliances. Window to side and tiled floor.

Bedroom
2.43m x 2.72m (7'11" x 8'11")
Window to front.

Bedroom
2.64m x 2.60m (8'7" x 8'6")
Window to rear, built-in cupboards.

Bedroom
2.41m x 2.70m (7'10" x 8'10")
Window to side.

Bedroom
2.16m x 2.98m (7'1" x 9'9")
Window to rear.

First Floor Landing
Window to rear.

Bedroom
3.28m x 3.09m (10'9" x 10'1")
Window to front, built-in cupboard.

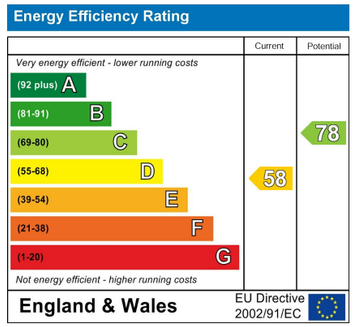
Bedroom
2.67m x 3.70m (8'9" x 12'1")
Window to front, built-in cupboard, pedestal wash basin with tiled splashback.

Shower Room
Shower enclosure with hand-held apparatus on riser, wash basin, low-level WC and obscure glazed window to rear.

Shower Room
Shower enclosure with hand-held apparatus on riser, wash basin and obscure glazed window to rear.

Separate WC
Window to rear, low-level WC and wall-mounted wash basin with tiled splashback.

Large Rear Garden
Mostly lawned with paved patio area and fenced boundaries.



Council Tax Band: **C**

- Six-Bedroom Licensed HMO
- Generating High Returns
- Let from 04/09/26 at £3,040 pcm (£36,480 per annum)
- Ideal for Investor Landlords
- Generous Communal Spaces
- Separate Lounge & Dining Room
- Two Shower Rooms
- Additional Separate WC
- Popular Location for Students
- NO ONWARD CHAIN

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

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