



Ground Floor



Floor 1



Floor 2



Total Area Approx 976.00 sq ft

40 Medmerry Hill, Brighton, BN2 4TQ

To view, contact John Hilton:
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Guide Price £450,000-£475,000
Freehold

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*** GUIDE PRICE £450,000-£475,000 ***

A 1930's end-of-terrace house with loft conversion and HMO licence for six people. Tenants in situ until 03/09/26, producing an income of £3,900 pcm or £46,800 per annum. To be sold as an ongoing investment, in a great location for student letting being in close proximity to Brighton and Sussex Universities. A well-maintained property that consists of six bedrooms, sociable open-plan kitchen/living area and two modern shower rooms. The generously-sized and well laid out accommodation has benefitted from a loft conversion providing two of the bedrooms and a second shower room. An ideal investment opportunity with potential for high returns in a popular location for students, and good transport links into the city centre nearby. No onward chain.

Approach

Mainly lawned front garden, steps ascend to front entrance.

Entrance Hall

Stairs to first floor.

Kitchen/Living Area

5.52m x 3.17m (18'1" x 10'4")

Range of modern fitted units at eye and base level with worktops over. Stainless steel sink, spaces for appliances, built-in oven with gas hob and canopy extractor hood over. Window to rear, and door to rear garden.

Bedroom

3.66m x 3.97m (12'0" x 13'0")

Window to front.

FIRST FLOOR LANDING

Stairs to second floor.

Bedroom

3.21m x 3.18m (10'6" x 10'5")

Window to front.

Bedroom

2.12m x 3.04m (6'11" x 9'11")

Window to rear.

Bedroom

3.34m x 2.00m (10'11" x 6'6")

Window to rear.

Shower Room

Window to front. Shower enclosure, wash basin, low-level WC.

SECOND FLOOR LANDING

Bedroom

2.79m x 2.71m (9'1" x 8'10")

Velux windows to front.

Bedroom

3.70m x 2.32m (12'1" x 7'7")

Window to rear.

Shower Room

Window to front. Shower enclosure, wash basin, low-level WC.

Rear Garden

Level lawned rear garden with fenced boundaries and side access.



- Great Investment Opportunity
- Sold with Tenants in Situ
- Let Until 03/09/2026
- Currently Producing £3,900 pcm or £46,800 Per Annum
- Generously Sized
- Well Maintained
- Six-Bed HMO License
- Two Modern Shower Rooms
- Popular Location for Students
- Close Proximity to Universities

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	80
England & Wales	EU Directive 2002/91/EC

Council Tax Band: C