

## Upper Lewes Road, Brighton, BN2 3FE

Approximate Gross Internal Area = 94.2 sq m / 1014 sq ft

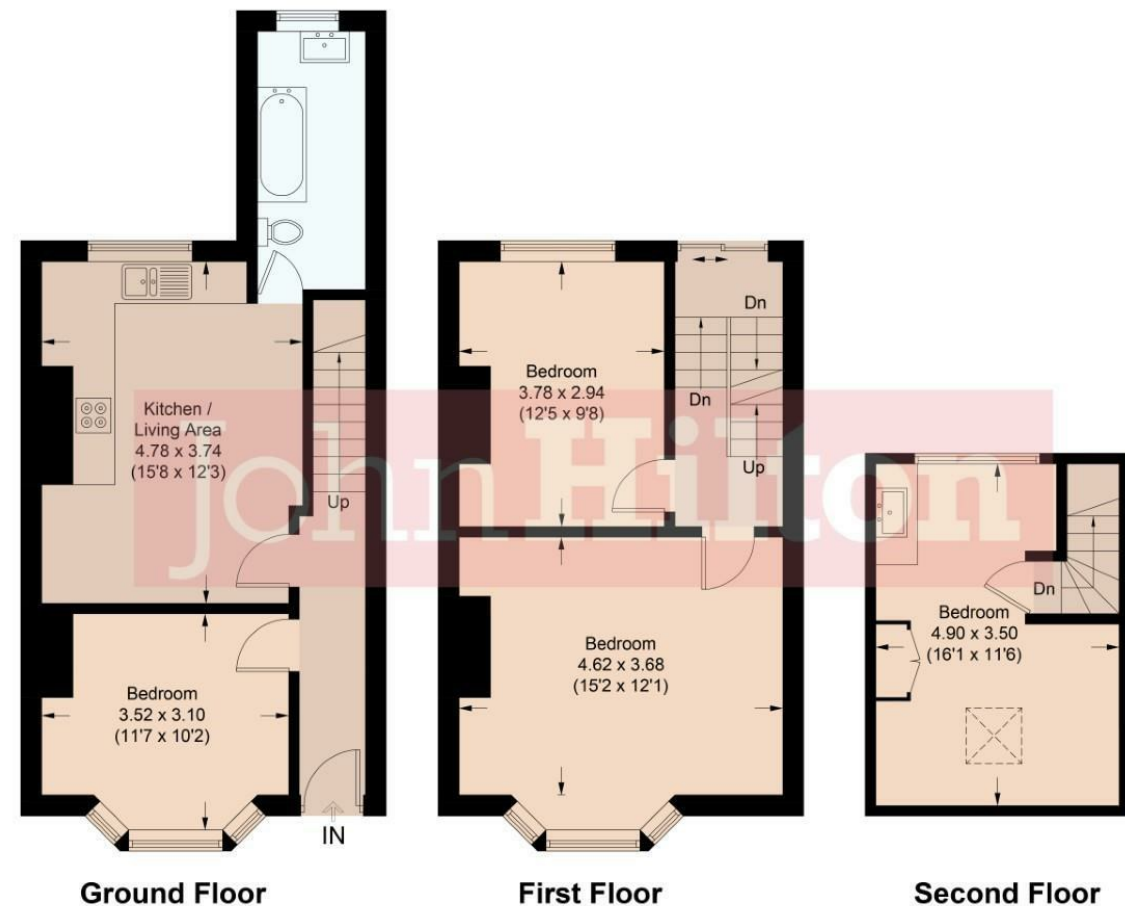


Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2025

Total Area Approx 1014.00 sq ft

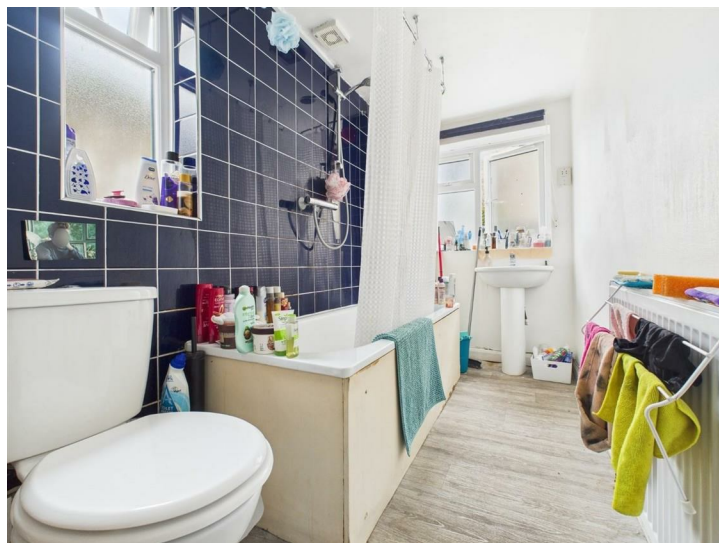
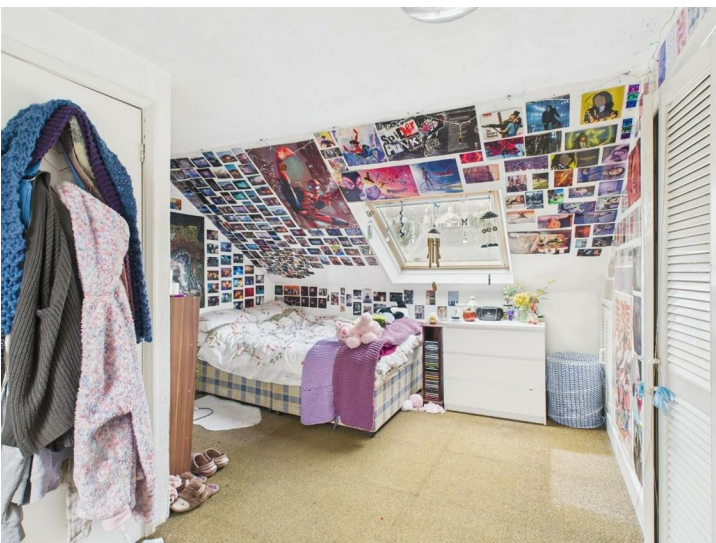


97 Upper Lewes Road, Brighton, BN2 3FE

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

**Offers In Excess Of £350,000**  
**Leasehold - Share of Freehold**





## 97 Upper Lewes Road Brighton, BN2 3FE

\*\*\* IDEAL INVESTMENT OPPORTUNITY \*\*\*

Situated in a prime location for student letting, close to the local amenities on Lewes Road with easy access to the city centre and the universities. A three storey maisonette which is currently let as a four bedroom HMO to students and is let from 21/8/25 at £2,513 pcm or £30,156 per annum. Accommodation consists of four double bedrooms, open-plan kitchen/living room plus bathroom. With a consistent rental history and yielding high returns, this property is ideal for those seeking a lucrative return in the student rental market. Being sold with Share of Freehold and no onward chain.

### Approach

Footpath to separate street entrance.

### Entrance Hall

Industrial style column radiator, stairs to first floor.

### Open-Plan Kitchen/Living Room:

4.78m x 3.74m (15'8" x 12'3")

### Kitchen Area

Range of units at base level, worktops with tiled splashback, built-in oven, gas hob with canopied chimney extractor over, stainless steel sink with mixer tap and drainer.

### Lounge Area

Space for seating, wall-mounted shelving.

### Bedroom

3.52m x 3.10m (11'6" x 10'2")

Natural wood floor, bay window to front.

### Bathroom

Panelled bath with shower over and tiled surround, wash basin, low-level WC, cupboard housing combi boiler, utility cupboard with space and plumbing for washing machine.

### FIRST FLOOR LANDING

Split-level with patio doors to flat roof area, built-in storage cupboard and stairs to second floor.

### Bedroom

4.62m x 3.68m (15'1" x 12'0")

Bay window to front.

### Bedroom

3.78m x 2.94m (12'4" x 9'7")

Window to rear.

### SECOND FLOOR

### Bedroom

4.90m x 3.50m (16'0" x 11'5")

Picture dormer to rear, Velux window to front. Built-in wardrobe plus recess with hanging rail, vanity style wash hand basin with cupboards below, recessed fitted desk.



- IDEAL INVESTMENT OPPORTUNITY
- Four Bedroom HMO
- Being Sold as an Ongoing Investment
- Let at £2,513 pcm / £30,156 pa
- Prime Location for Students
- Vibrant Lewes Road Area
- Arranged Over Three Levels
- Share of Freehold
- Lucrative Investment Proposition
- No Onward Chain

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

Council Tax Band: **B**