John Hilton

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Est 1972

Barcombe Road, Brighton, BN1 9JR

Approximate Gross Internal Area = 118.8 sq m / 1279 sq ft

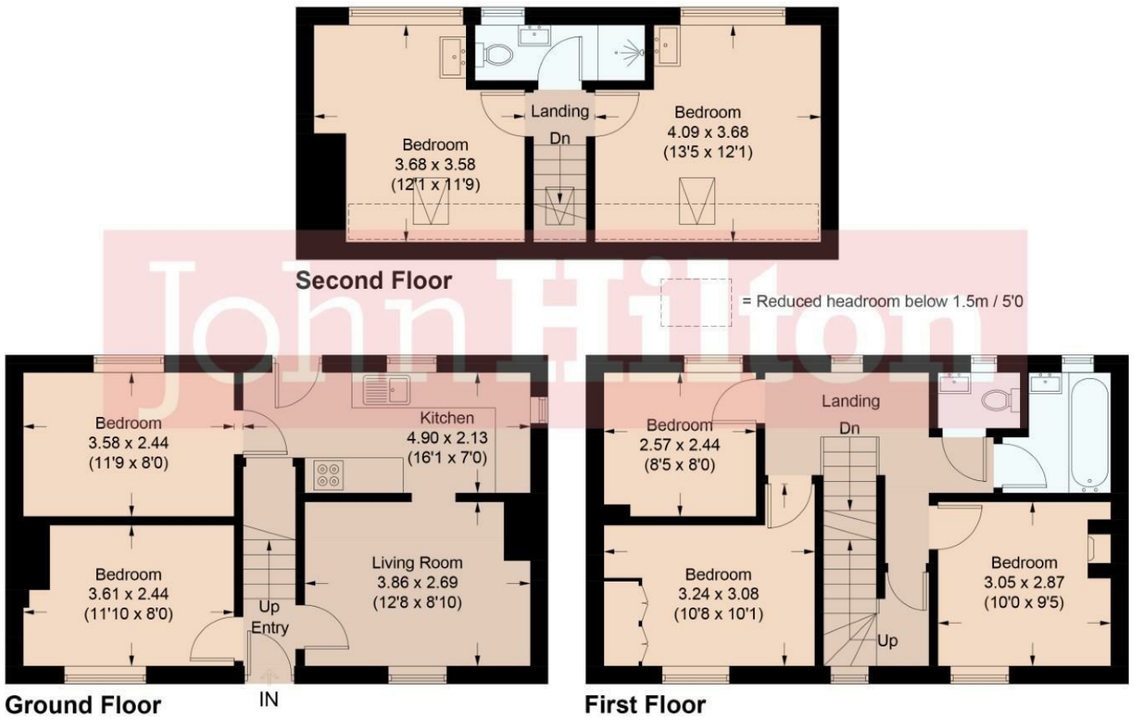

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 1279.00 sq ft

53 Barcombe Road, Brighton, BN1 9JR

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
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53 Barcombe Road
Brighton
BN1 9JR

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. Great location for student letting being in close proximity to Brighton and Sussex Universities, opposite Wild Park. Generously sized and well laid out accommodation which has benefitted from a loft conversion providing two of the bedrooms plus a shower room, with the added benefit of off-road parking. A well-maintained property that consists of seven bedrooms, separate lounge, modern fitted kitchen and two bath/shower rooms, plus separate WC. An ideal investment opportunity with high returns in a popular location for students, and good transport links into the city centre. No onward chain.

Approach
Front garden is mainly lawned with hardstand for off-road parking.

Entrance Hall
Stairs to first floor.

Living Room
3.87m x 2.70m (12'8" x 8'10")
Wood laminate flooring, window to front.

Kitchen
4.91m x 2.14m (16'1" x 7'0")
Range of fitted units at eye and base level, worktops with tiled splashbacks, stainless steel sink, spaces for dishwasher and washing machine, built-in oven with gas hob and canopy extractor hood over. Window to rear.

Bedroom
3.62m x 2.44m (11'10" x 8'0")
Window to front.

Bedroom
3.60m x 2.46m (11'9" x 8'0")
Window to rear.

FIRST FLOOR LANDING
Stairs to second floor.

Bedroom
2.88m x 3.07m (9'5" x 10'0")
Window to front.

Bedroom
Window to rear, built-in wardrobe.

Bedroom
2.59m x 2.45m (8'5" x 8'0")
Window to rear.

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

Separate WC
Low-level WC.

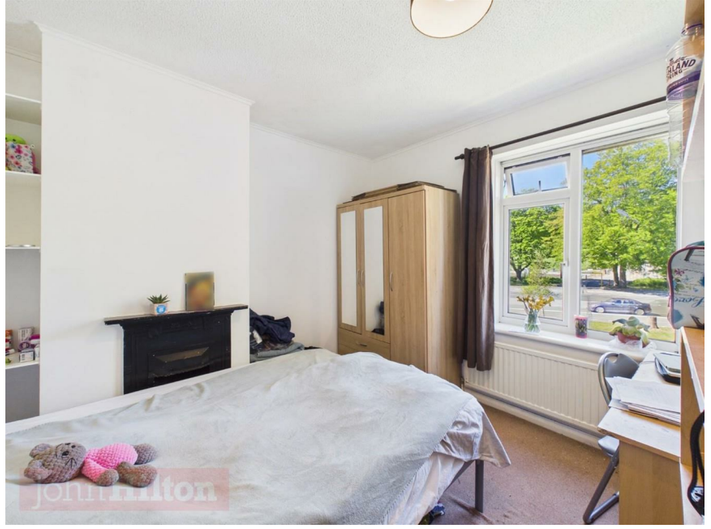
SECOND FLOOR LANDING
Velux window to front.

Bedroom
3.59m x 3.69m (11'9" x 12'1")
Velux window to front, window to rear.

Bedroom
4.10m x 3.71m (13'5" x 12'2")
Velux window to front, window to rear.

Shower Room
Shower enclosure, wash basin with mixer tap, low-level WC.

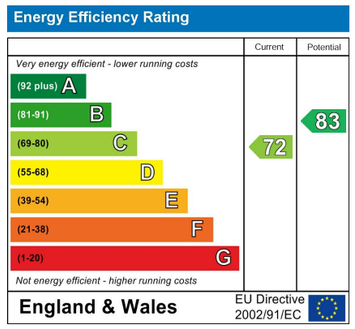
Rear Garden
Level lawned rear garden with fenced boundaries and side access.







- Great Investment Opportunity
- Popular Student Location
- Previously Let at £4,550 pcm or £54,600 Per Annum
- Potential for High Returns
- Generously Sized
- Well-Maintained
- Seven-Bed HMO
- Two Bath/Shower Rooms Plus Additional WC
- Off-Road Parking
- Close Proximity to Universities



Council Tax Band: **B**

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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