



Total area: approx. 84.8 sq. metres (912.6 sq. feet)



Total Area Approx 912.60 sq ft

40 Hollingdean Road, Brighton, BN2 4AA

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

£425,000 Freehold

40 Hollingdean Road Brighton BN2 4AA

*** ATTENTION INVESTORS ***

A good standard five-bedroom licensed HMO property, currently let until 19/08/26 at £2,500 pcm or £30,000 per annum, and re-let for the next academic year at £2,619pcm. Situated in a prime student location just off Lewes Road, with easy access to both universities and Brighton city centre. Accommodation consists of five double bedrooms, open-plan kitchen/living area, shower room and separate ground floor WC. Being sold as an ongoing investment.

Entrance Hall

Stairs to first floor.

Living Room

3.81m x 2.46m (12'5" x 8'0")
Window to side and door to rear garden, archway to kitchen.

Kitchen

2.82m x 2.30m (9'3" x 7'6")
Range of units at eye and base level with worktops over, stainless steel sink with mixer tap and drainer, fitted oven with hob and extractor hood over, space and plumbing for washing machine. Window to side.

Bedroom

3.50m x 3.07m (11'5" x 10'0")
Window to front, wash hand basin.

Bedroom

3.19m x 2.11m (10'5" x 6'11")
Window to rear, wash hand basin.

WC

Low-level WC, wash hand basin.

First Floor Landing

Window to side, access to loft space.

Bedroom

3.09m x 2.46m (10'1" x 8'0")
Window to rear, wash hand basin.

Bedroom

3.18m x 3.04m (10'5" x 9'11")
Window to rear, wash hand basin.

Shower Room

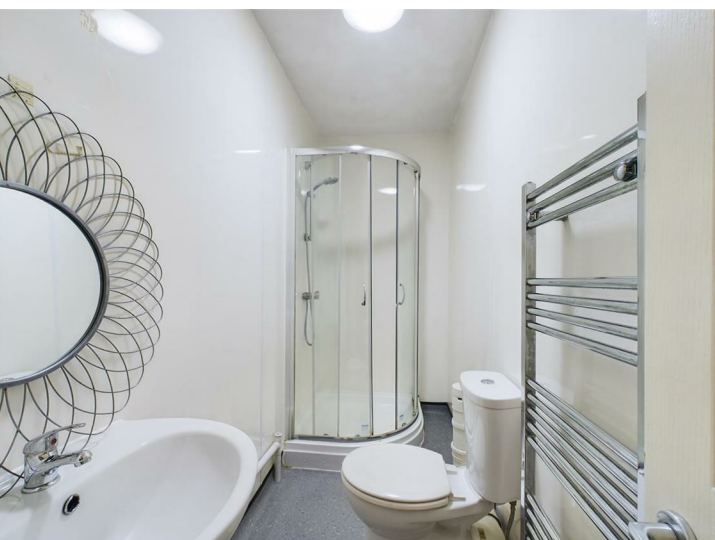
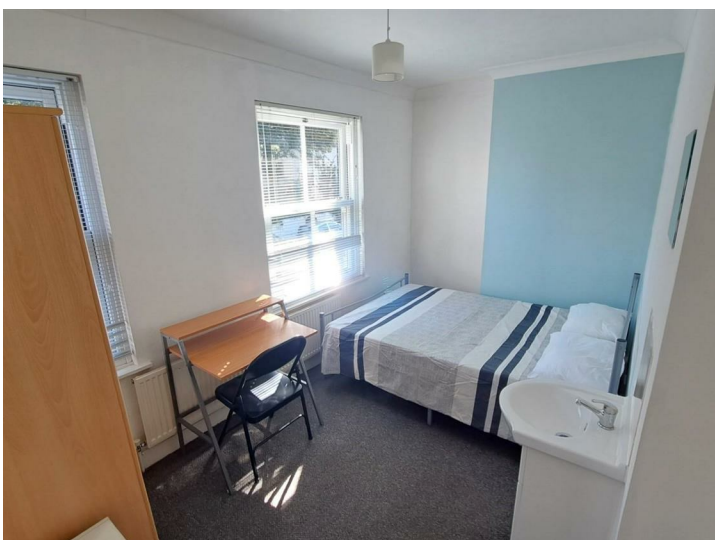
Glass shower cubicle with mixer shower over, low-level WC, wash hand basin with mixer tap.

Bedroom

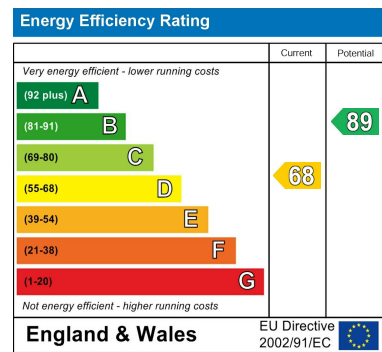
2.53m x 4.06m (8'3" x 13'3")
Windows to front, wash hand basin.

Garden

Courtyard with walled boundaries.



- FOR SALE AS AN ONGOING INVESTMENT
- Licensed HMO
- Recently Refreshed Interior
- Five Double Bedrooms
- Open-Plan Living Room/Kitchen
- Currently Let Until 19/08/26 at £2,500pcm / £30,000pa
- Re-let for 2026/27 at £2,619pcm / £31,428pa
- Prime Student Location Just Off Lewes Road
- Good Transport Links
- Easy Access 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.