

# JohnHilton

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Est 1972



Total Area Approx 1147.40 sq ft

45 Park Crescent Road, Brighton, BN2 3HS

To view, contact John Hilton:  
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## 45 Park Crescent Road Brighton, BN2 3HS

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

An extended six-bedroom HMO property with loft conversion plus rear extension, let for the 2026/2027 academic year at £2,800pcm (£33,600 per annum) to six students. The generously sized accommodation consists of six bedrooms, two shower rooms and two reception rooms (lounge plus dining room). Prime location for student letting, just off Lewes Road and close to The Level. Close to all local amenities and frequent bus services to universities and city centre. To be sold as an ongoing investment.

#### Entrance Hall

Stairs to upper and lower floors.

#### Bedroom

3.56m x 3.26m (11'8" x 10'8")  
Bay window to front. Wash hand basin.

#### Shower Room

Shower enclosure with electric shower, low-level WC, wash hand basin, aqua board walls.

#### Bedroom

3.07m x 2.62m (10'0" x 8'7")  
Window to rear. Built-in recessed cupboard, wash hand basin.

#### LOWER GROUND FLOOR:

#### Hallway

Cupboard housing fuse board and meters.

#### Living Room

3.02m x 3.25m (9'10" x 10'7")  
Window to front, built-in cupboard, wash hand basin.

#### Kitchen

2.98m x 3.25m (9'9" x 10'7")  
Range of units at eye and base level with worktops over, two stainless steel sink units with drainer and mixer tap, two ovens with hob and extractor hood over. Window to rear, archway leading to living room.

#### Dining Room

2.72m x 4.01m (8'11" x 13'1")  
French doors to rear garden.

#### FIRST FLOOR LANDING

Stairs to upper and lower floors.

#### Bedroom

3.07m x 2.62m (10'0" x 8'7")  
Window to rear. Wash hand basin.

#### Bedroom

3.82m x 2.69m (12'6" x 8'9")  
Bay window to front. Wash hand basin.

#### Shower Room

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

#### SECOND FLOOR:

Mini landing.

#### Bedroom

2.69m x 3.69m (8'9" x 12'1")  
Window to rear. Wash hand basin.

#### Bedroom

2.23m x 3.62m (7'3" x 11'10")  
Velux window to front. Wash hand basin.

#### Rear Garden

Pebble infilled with brick walled boundaries.

- IDEAL INVESTMENT OPPORTUNITY
- Six-Bedroom Licensed HMO
- Let for the 2026/2027 Academic Year
- Rental Income £2,800 PCM / £33,600 PA
- Rear Extension Plus Loft Conversion
- Living Room, Separate Dining Room & Two Shower Rooms
- Prime Location for Students
- Good Transport Links to Brighton & Sussex Universities
- Within Walking Distance of City Centre
- NO ONWARD CHAIN

| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |
|                                             |                         | 84        |
|                                             |                         | 64        |

Council Tax Band: **C**