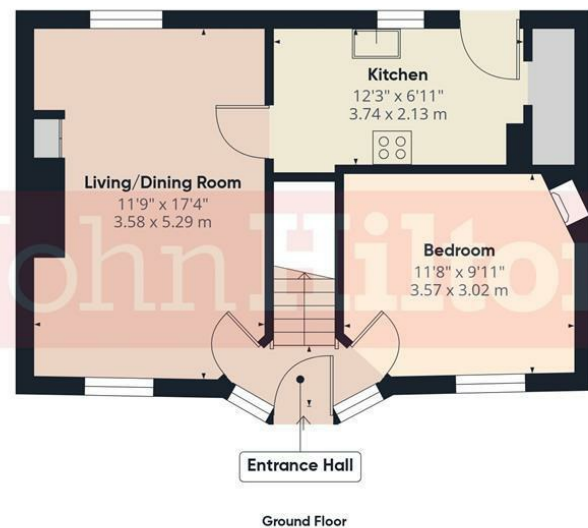


JohnHilton

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Est 1972



Total Area Approx 960.00 sq ft

3 The Highway, Brighton, BN2 4GB

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

Guide Price £450,000-£475,000
Freehold

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3 The Highway Brighton BN2 4GB

*** GUIDE PRICE £450,000-£475,000 ***

A five-bedroom HMO with newly refreshed interior, located just off the Lewes Road, being offered as an ongoing investment with tenants in situ, re-let for the 2026/2027 academic year at £2,645pcm / £31,740 per annum with potential for uplift. Ideal location for students being opposite Brighton University.

The approach to the property comprises a substantial front garden with paved pathway leading to the front door, lawned to one side with an off-road parking space to the other, and a distinctive feature circular window to the first floor.

On entering the entrance hall, the central staircase rises to the first floor and there are doors to the ground floor fifth bedroom and living/dining room with potential to sub-divide to create an additional bedroom.

The living/dining room has a dual aspect allowing plenty of natural light into the property, and leads through to the modern kitchen with a range of matching white wall and base units, roll-edged laminate work surfaces, a stainless steel sink with drainer and mixer tap, a storage cupboard housing the 'Ideal' boiler (gas safety checked annually), fitted oven with four-ring gas hob and extractor hood over, and tiled flooring. There is a window to the rear and a door allowing access to the rear garden.

Upstairs there are four double bedrooms - two to the front and two to the rear - a separate WC, and a shower room comprising a large shower enclosure with sliding glass door and shower mixer, pedestal wash basin and low-level WC.

The large rear garden has a patio directly outside the back door leading to a lawned area with hedge and fenced boundaries.

Convenient location in a popular area of Brighton with excellent bus services running regularly into the city centre, universities and beyond, and just a 5-minute walk from Moulsecoomb train station with the amenities of Lewes Road close by.

DISCLAIMER

Some bedroom images have been digitally altered using AI.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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	

Council Tax Band: **C**

- NO ONWARD CHAIN
- Five-Bed HMO with Newly Refreshed Interior
- Potential for Six Beds
- Re-Let for 2026/27 at £2,645pcm / £31,740 pa
- Generously Sized
- UPVC Windows Throughout
- Large Rear Garden
- Off-Road Parking Space
- Situated Opposite Brighton Uni
- Frequent Buses into City Centre