John Hilton

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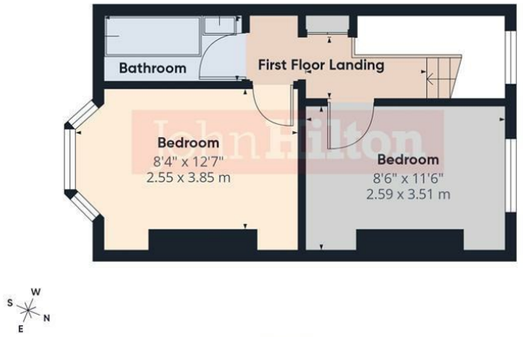
Est 1972

Lower Ground Floor

Ground Floor



First Floor

Total Area Approx 898.00 sq ft

23 Brewer Street, Brighton, BN2 3HH

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
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23 Brewer Street
Brighton
BN2 3HH

Offered for sale as an ongoing investment, ideally situated in a central Brighton location just off Lewes Road, this five-bedroom HMO is within walking distance of local amenities and Brighton University, with regular buses to Sussex University and the city centre nearby.

This five-bedroom, one-bathroom Victorian terraced house is arranged over three floors and offers significant potential for further enhancement, including the possibility of a loft conversion (subject to the necessary planning consents). Additional benefits include on-street parking and a westerly-facing courtyard.

The ground floor comprises a double bedroom to the front, featuring a large, double-glazed bay window and decorative coving, along with a single bedroom, an additional WC housing a 'Worcester' condenser boiler, and stairs to the upper and lower floors.

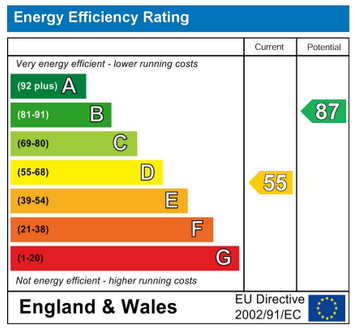
On the lower ground floor there is a spacious double bedroom to the front, a living room and a modern kitchen to the rear, fitted with modern, high-gloss white units with integrated oven and hob, and a double-glazed window and door opening onto the west-facing courtyard.

The top floor offers two further double bedrooms and a family bathroom, featuring a panelled bath with electric shower over.

The property has an HMO licence for five bedrooms and has been let for the current 2026/27 academic year.

Conveniently located within walking distance of excellent bus services providing easy access to the universities and Brighton city centre, with local amenities available along the Lewes Road.

Early viewing is highly recommended.



Council Tax Band: **C**

- Victorian Terraced House
- Excellent Central Location
- Licensed Five-Bedroom HMO
- Let for the Current Academic Year from 18/9/26
- Being Sold as an Ongoing Investment
- Potential for Loft Conversion (STPC)
- West-Facing Courtyard
- Living Room & Separate Kitchen
- Excellent Bus Services to Universities & City Centre
- Close to an Array of Local Amenities

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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