



Sales  
Investment Properties



Brading Road, Brighton, East Sussex, BN2 3PE

£510,000 Freehold

A substantial period Victorian terraced house in a highly sought after residential area. The property has a registered HMO licence for up to 5 people and is arranged over 3 floors.

- Total area 116.5 m<sup>2</sup>
- Five Bedroom HMO
- Prime location Elm Grove area
- Current tenancy until 28th August 2026 at £140 per person per week, £36400 gross per Anum
- Tenants have renewed until 29<sup>th</sup> August 2027 at £140 per person per week, £36400 gross per Anum

**For all enquiries, please contact G4 Lets:**

info@g4lets.co.uk 01273 552 600

2 Hythe Road, Brighton, BN2 6JS

## Location

Situated in a central location, close to Elm Grove. Ideal location for Student lettings. Local bus services close to hand, providing easy access to most parts of Brighton & Hove, Universities, and the sea front.

## Accommodation

**All measurements are approximate. Fully HMO compliant.**

## Ground Floor

### Inner Hallway

Ground level front door, carpeted with recessed door mat. Radiator. Access to two bedrooms and a bathroom. Carpeted staircase leading to upper and lower floors.

### Bedroom 1 (4.08m x 3.64m)

Fully Furnished. Double glazed UVPC bay window overlooking the front. Radiator. Fireplace. Carpeted.

### Bedroom 2 (3.44m x 2.99m)

Fully Furnished. Double glazed UVPC window overlooking the back. Radiator. Basin with splashback. Fire Door. Carpeted.

### Bathroom

Laminate flooring. Standing shower, toilet and basin. Radiator. Double glazed UVPC frosted window to outside for ventilation.

## Basement Floor

Access to living area, kitchen, bedroom, bathroom and garden.

### Living Area (4.72m x 3.44m)

Carpet. Radiator. Under-stairs storage for fridge/freezers and washing machine. Frosted double glazed UVPC door to garden.

### Kitchen (2.64m x 1.84m)

Laminate flooring. Kitchen is fitted with gas cooker and extractor fan, washing machine. Boiler. Two double glazed UVPC windows overlooking the back. Fully HMO compliant with plenty of counter and cupboard space.

### Bedroom 3 (4.08m x 3.50m)

Fully Furnished. Double glazed UVPC bay window overlooking the front. Radiator. Basin with splashback. Fire door. Carpeted.

### Bathroom

Laminate flooring. Standing shower, basin and toilet. Radiator and towel radiator. Double glazed UVPC window to outside for ventilation.

## First Floor

Access to two bedrooms. Double glazed UVPC window overlooking the back.

### Bedroom 4 (3.44m x 2.97m)

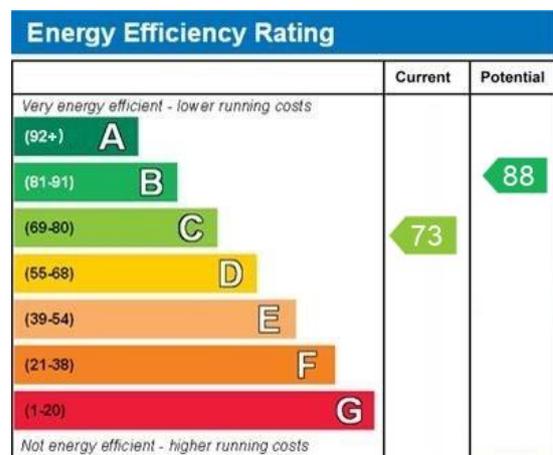
Fully Furnished. Double glazed UVPC window overlooking the back. Radiator. Fire door. Carpeted.

### Bedroom 5 (4.72m x 4.08m)

Fully Furnished. Double glazed UVPC bay window overlooking the front. Built-in storage cupboards. Bedroom is arranged over two levels. Radiator. Fire door. Carpeted.

## Garden

Rear garden with both grass and patio area.



## Information

G4 Lets currently fully manage the property and have already agreed a full contract for the next academic year. We would like to continue this ongoing service with any potential new buyer. Please note we have bills inclusive packages linked with the existing and new tenancy agreements to take into consideration.

Contains all fixtures and furniture per the inventory. Property is fully managed and maintained and any appliances can be checked and verified to be in working order at time of sale.

Full EPC information available on request.

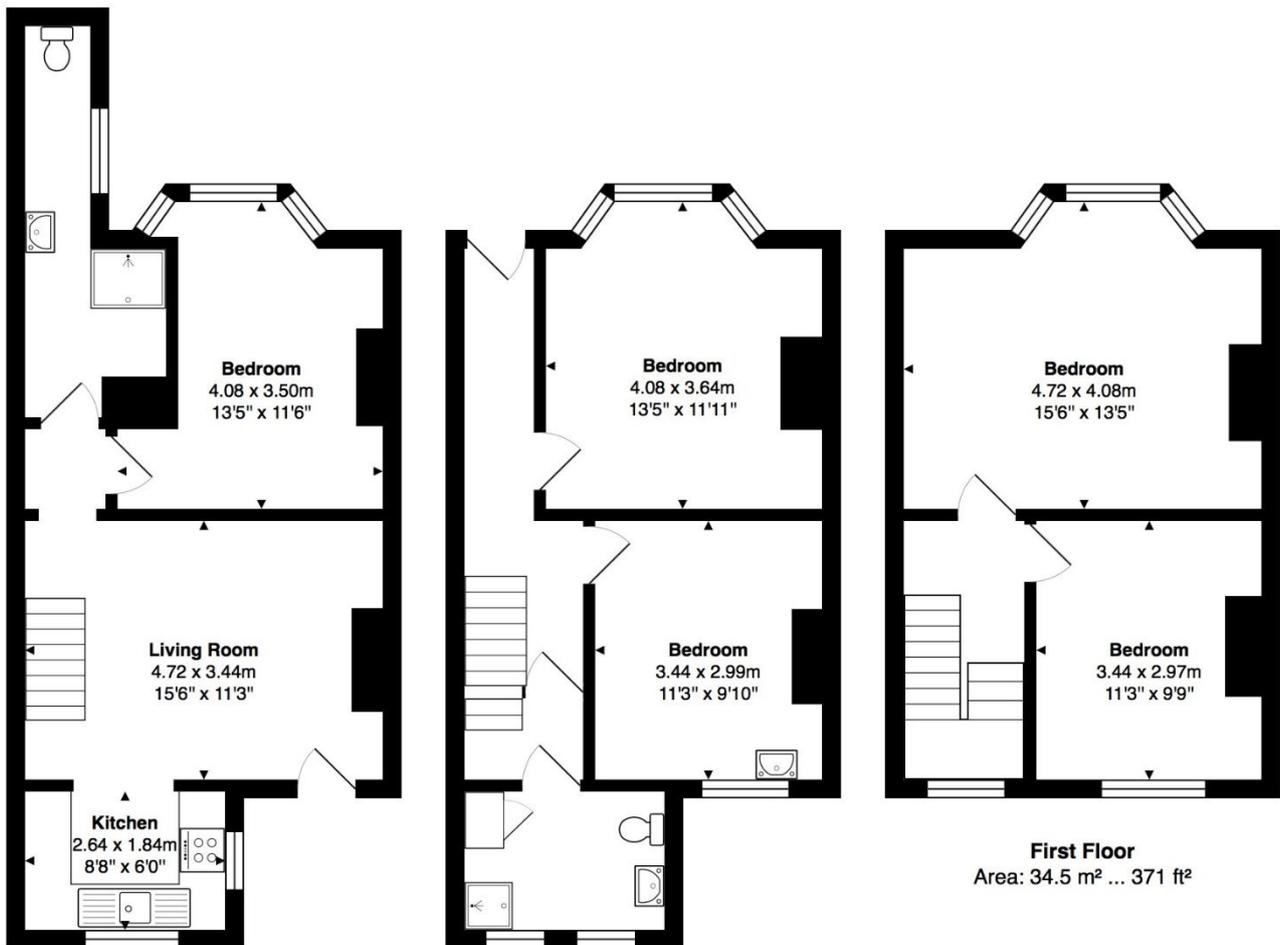
3D-Tour available on request.

HMO planning and licensing details information available pending any formal offers.

Viewing strictly by appointment only through G4 Lets. The current tenants require a minimum of 24-hours notice of any viewings so please take this into consideration.

Sold as ongoing investment property but does have the option to revert to residential property at any stage pending any current tenants.

Council Tax Band: C



**Lower Ground Floor**  
Area: 42.3 m<sup>2</sup> ... 455 ft<sup>2</sup>

**Ground Floor**  
Area: 39.8 m<sup>2</sup> ... 428 ft<sup>2</sup>

**First Floor**  
Area: 34.5 m<sup>2</sup> ... 371 ft<sup>2</sup>

Total Area: 116.5 m<sup>2</sup> ... 1254 ft<sup>2</sup>

