



Sales  
Investment Properties



138 Balfour Road, Brighton, East Sussex, BN1 6NE

£615,000 Freehold

A substantial period Victorian terraced house in a highly sought after residential area. The property has a registered HMO licence for up to 6 people and is arranged over 3 floors.

- Total area 111 m<sup>2</sup>
- Six Bedroom HMO
- Prime location near Fiveways and Preston Park
- Current tenancy until 11th August 2026
- Available for residential property from August 2026

**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 Fiveways and Preston Park. 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

Front Door, laminate flooring with recessed doormat area. Access to one bedroom, living area and kitchen. Staircase leading to upper floors with storage space underneath.

#### Bedroom 1 (4.12m x 2.9m)

Fully Furnished. Double glazed UVPC bay windows overlooking the front. Radiator. Fireplace and mantel. Carpeted. Fire door.

#### Living Room (3.29m x 3.10m)

Living area with double glazed UVPC window overlooking the back. Fireplace with mantel. Laminate Flooring. Storage space under stairs. Through access to kitchen.

#### Kitchen (3.96m x 2.82m)

Gas cooker with extractor hood, washing machine, one standing fridge-freezer and additional under-counter fridge. Radiator. Three double-glazed UVPC windows and door to access back garden. Fully HMO compliant with adequate counter and storage space. Double sink. Boiler. Fire door. Laminate flooring.

### First Floor Landing

Carpeted. Access to three bedrooms, bathroom and w/c. Staircase leading to upper floor with storage space underneath.

#### Bedroom 2 (3.1m x 2.7m)

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

#### W/C (1.1m x 1.1m)

Toilet and basin with splashback. Radiator. Double glazed frosted window to outside for ventilation.

#### Bedroom 3 (3.35m x 2.6m)

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

#### Bedroom 4 (3.5m x 2.6m)

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

#### Bathroom

Standing Shower. Toilet. Basin. Towel radiator. Double-glazed frosted sash window for ventilation. Laminate flooring.

### Second-Floor Landing

Carpeted. Access to two bedrooms and bathroom.

#### Bedroom 5 (2.68m x 2.44m)

Fully Furnished. Double glazed UVPC Velux window overlooking the front. Radiator. Skeliling. Built-in wardrobe storage. Fire door. Carpeted. Access to loft storage.

#### Bedroom 6 (3.30m x 2.54m)

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

#### Bathroom (1.4m x 1.65m)

Standing Shower. Toilet. Basin. Towel radiator. Double-glazed frosted window for ventilation. Laminate flooring.

### Garden

Patio garden.

**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: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

