



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  
01273 608151 or sales@johnhiltons.co.uk

**Guide Price £475,000-£500,000**  
**Freehold**



## 23 Brewer Street Brighton BN2 3HH

\*\*\* GUIDE PRICE £475,000-£500,000 \*\*\*

Offered for sale either as an HMO investment or to an owner-occupier, with vacant possession available from 11th August 2026. Ideally situated in a central Brighton location just off Lewes Road, the property is within walking distance of local amenities, highly regarded schools, and Brighton and Sussex Universities.

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, perfect for enjoying the evening sun.

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 spacious double bedroom to the front, a living room and a modern kitchen to the rear, fitted with modern, high-gloss white units at base and eye level, with integrated oven and hob, vinyl wood-effect flooring, 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 is currently let to four students at £2,333 per calendar month, generating an annual income of £27,996, with scope to increase rental income by utilising the fifth bedroom which is currently unoccupied; the HMO licence has been granted for 5 bedrooms.

For families, the property is conveniently located within walking distance of several well-regarded schools, including Fairlight Primary School, Elm Grove Primary School, and St Martin's C of E Primary School. Excellent bus links provide easy access to Brighton city centre and beyond, while Brighton Station is approximately a 10-minute walk away, offering convenient commuter routes to London.

Early viewing is highly recommended.



- Five-Bedroom Victorian Terraced House
- Excellent Central Location
- Licensed HMO Generating £2,333 pcm - Ideal for Investors
- Alternatively, Vacant Possession from 12/08/26
- Potential for Loft Conversion (STPC)
- West-Facing Courtyard
- Close to Brighton Station for Commuters
- Excellent Bus Services Throughout the City
- Proximity to an Array of Local Schools
- Two-Minute Walk to Local Amenities on Lewes Road

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
55	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: C