



Sales
Investment Properties



25 Hythe Road, Brighton, BN1 6JR

£625,000 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 2 floors. Available as a residential property 9th September 2026.

- Total area 104 m²
- Five Bedroom HMO
- Prime location Fiveways area
- Current tenancy until 9th September 2026 at £140 per person per week, £43,680 gross per Annum
- Not rented for 2026-27. If sold residentially, property will be cleared.

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 to entranceway and secondary door into the property. Carpeted with recessed doormat. Radiator. Access to two Bedrooms and Kitchen/Living area. Staircase to upper floors with storage space underneath.

Bedroom 1 / Lounge (3.48m x 4.20m)

Fully Furnished. Double-glazed UVPC sash bay window overlooking the front. Fireplace with mantelpiece. Radiator. Fire Door. Carpeted.

Bedroom 2 / Additional Living room or Study (2.92m x 3.62m)

Fully Furnished. Double-glazed UVPC double doors with access to rear garden. Built-in storage. Radiator. Fire Door. Carpeted.

Kitchen / Dining Area (2.93m x 3.06m & 2.93m x 2.51m)

Five Double-glazed UVPC windows overlooking rear garden and one double-glazed UVPC door leading to rear garden. Boiler. Gas oven with extractor hood. Standing fridge and freezer. Washing machine and tumble dryer. Microwave, toaster and kettle. Fully HMO compliant with adequate counter and storage space. Seating area.

First Floor

Landing

Carpeted. Access to three Bedrooms and two Bathrooms. Built-in storage cupboard and loft hatch.

Bedroom 3 (2.93m x 3.65m)

Fully Furnished. Double-glazed UVPC window overlooking the rear. Radiator. Fire Door. Carpeted.

Bathroom

Standing shower, toilet and basin with splashback. Radiator. Wall-mounted cabinet. Double-glazed UVPC sash frosted window to outside for ventilation. Laminate Flooring.

Bedroom 4 (3.01m x 3.62m)

Fully Furnished. Double-glazed UVPC window overlooking the rear. Built-in storage cupboard. Fireplace. Radiator. Fire Door. Carpeted.

Bedroom 5 (2.87m x 4.22m)

Fully Furnished. Double-glazed UVPC sash bay windows overlooking the front. Built-in storage cupboards. Fireplace. Radiator. Fire Door. Carpeted.

Bathroom

Standing shower, toilet and basin. Double-glazed UVPC frosted window to outside for ventilation. Towel radiator. Laminate Flooring.

Garden

Two-tiered garden with patio around side of property. Decking for all year round use with tree screening for privacy.

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.

Property will be cleared if sold for residential use.

Full EPC information available on request.

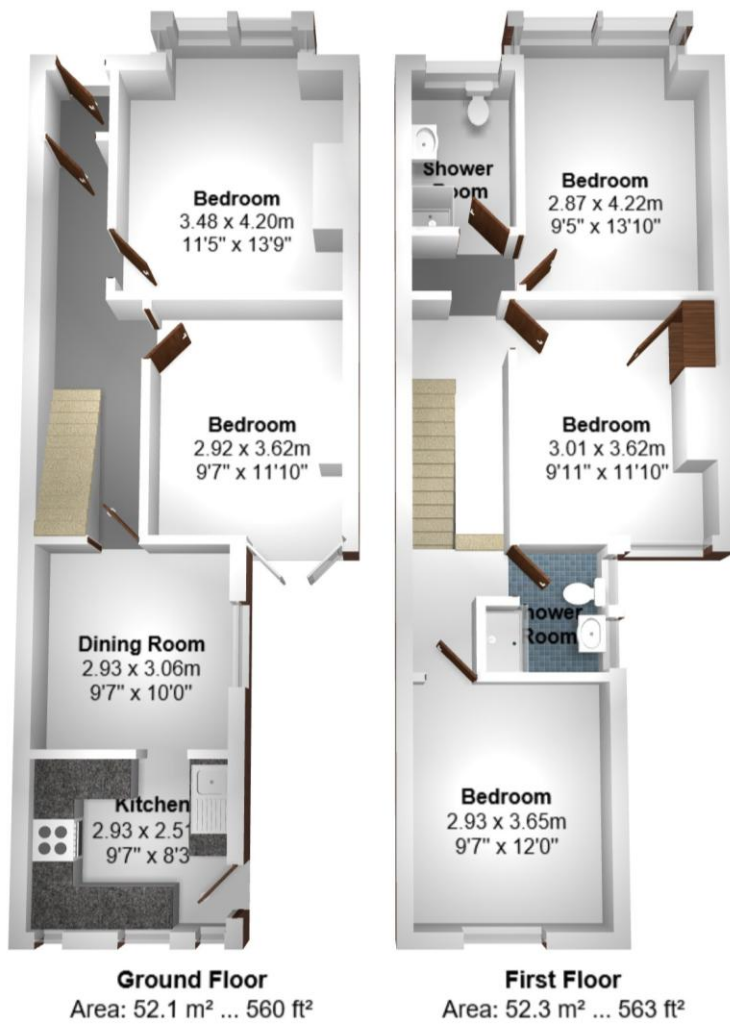
3D-Tour available on request.

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



Total Area: 104.4 m² ... 1124 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

