



Total area: approx. 84.8 sq. metres (912.6 sq. feet)

Total Area Approx 912.60 sq ft



40 Hollingdean Road, Brighton, BN2 4AA

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**£425,000 Freehold**





## 40 Hollingdean Road Brighton BN2 4AA

\*\*\* ATTENTION INVESTORS \*\*\*

A good standard five-bedroom licensed HMO property, currently let until 19/08/26 at £2,500 pcm or £30,000 per annum, with potential for uplift on the rent. Situated in a prime student location just off Lewes Road, with easy access to both universities and Brighton city centre. Accommodation consists of five double bedrooms, open-plan kitchen/living area, shower room and separate ground floor WC. Being sold as an ongoing investment.

### Entrance Hall

Stairs to first floor.

### Living Room

3.81m x 2.46m (12'5" x 8'0")

Window to side and door to rear garden, archway to kitchen.

### Kitchen

2.82m x 2.30m (9'3" x 7'6")

Range of units at eye and base level with worktops over, stainless steel sink with mixer tap and drainer, fitted oven with hob and extractor hood over, space and plumbing for washing machine. Window to side.

### Bedroom

3.50m x 3.07m (11'5" x 10'0")

Window to front, wash hand basin.

### Bedroom

3.19m x 2.11m (10'5" x 6'11")

Window to rear, wash hand basin.

### WC

Low-level WC, wash hand basin.

### First Floor Landing

Window to side, access to loft space.

### Bedroom

3.09m x 2.46m (10'1" x 8'0")

Window to rear, wash hand basin.

### Bedroom

3.18m x 3.04m (10'5" x 9'11")

Window to rear, wash hand basin.

### Shower Room

Glass shower cubicle with mixer shower over, low-level WC, wash hand basin with mixer tap.

### Bedroom

2.53m x 4.06m (8'3" x 13'3")

Windows to front, wash hand basin.

### Garden

Courtyard with walled boundaries.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band: **B**

- FOR SALE AS AN ONGOING INVESTMENT
- Licensed HMO
- Recently Refreshed Interior
- Five Double Bedrooms
- Let Until 19/08/26 at £2,500 pcm
- Annual Income of £30,000
- Potential for Uplift on Rents
- Prime Student Location Just Off Lewes Road
- Good Transport Links
- Easy Access to Universities