

JohnHilton

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Est 1972



Total Area Approx 1249.30 sq ft



59 Beaconsfield Road, Brighton, BN1 4QJ

To view, contact John Hilton:
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Guide Price £525,000-£550,000
Freehold

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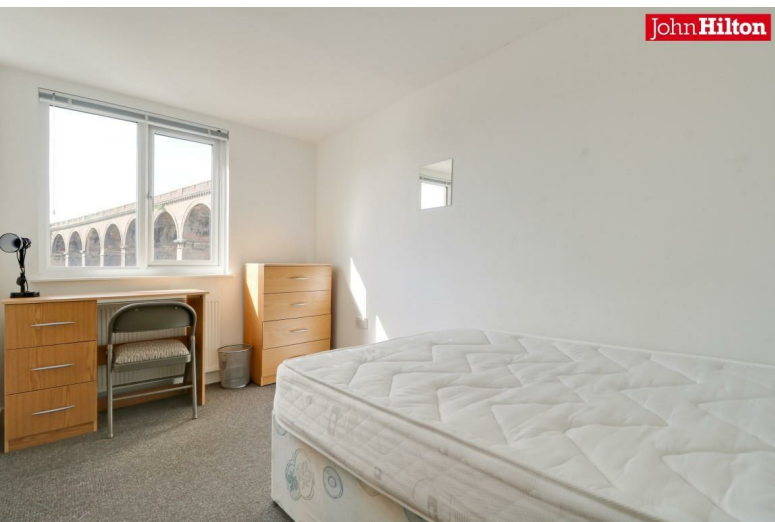


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59 Beaconsfield Road Brighton, BN1 4QJ

*** GUIDE PRICE £525,000-£550,000 ***

The property offers spacious accommodation arranged over three floors with six bedrooms, five shower rooms including four en-suites, a separate living room and a well-equipped kitchen. Presented in good condition throughout, the property provides an attractive combination of established rental income and strong tenant appeal.

Currently let at £4,416 per calendar month (£52,992 per annum) for the 2026/27 academic year, the property represents an opportunity for investors seeking an established HMO investment with income already secured.

Ideally positioned in a central Brighton location, the property is conveniently placed for the city's extensive range of shops, restaurants, bars and leisure facilities. Excellent public transport connections provide easy access to both Brighton universities, Brighton city centre and the surrounding areas, making the location particularly well suited to the student rental market but would also lend itself to professional sharers.

Approach

Small front patio with low walled boundary.

Entrance Hall

Stairs to first floor, understairs cupboard.

Kitchen

4.79m x 1.97m (15'8" x 6'5")

Range of units at eye and base level with worktops over, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, built-in electric oven and hob with extractor hood over. Window to side, patio door to garden.

Living Room

3.99m x 3.48m (13'1" x 11'5")

Bay window to front.

Bedroom 1

2.49m x 3.00m (8'2" x 9'10")

Window to rear, door to en-suite.

En-Suite

Glass shower cubicle, wash hand basin, low flush WC, heated towel rail.

First Floor Landing

Stairs to second floor.

Bedroom 2

3.61m x 1.97m (11'10" x 6'5")

Window to side, door to en-suite.

En-Suite

Windows to side and rear, wash hand basin, curved shower cubicle, low flush WC, heated towel rail.

Bedroom 3

3.13m x 3.22m (10'3" x 10'6")

Window to rear, door to en-suite.

En-Suite

Curved glass cubicle, wash hand basin, low flush WC, heated towel rail.

Bedroom 4

2.97m x 4.58m (9'8" x 15'0")

Bay window to front, door to en-suite.

En-Suite

Curved glass cubicle, wash hand basin, low flush WC, heated towel rail.

Second Floor Landing

Shower Room

Window to rear, curved glass cubicle, wash hand basin, low flush WC, heated towel rail.

Bedroom 5

3.79m x 2.69m (12'5" x 8'9")

Window to rear.

Bedroom 6

2.62m x 4.54m (8'7" x 14'10")

Velux window to front.

- Fully Licensed HMO Property
- Six Double Bedrooms
- Five Shower Rooms (incl. 4 En-Suites)
- Separate Living Room
- Central Student Location
- Let for the 2026/27 Academic Year at £4,416pcm / £52,992 pa
- Spacious Accommodation
- Frequent Buses to Both Universities
- Close to Local Amenities
- Short Walk to City Centre

Council Tax Band: **C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 