



Sales  
Investment Properties



10 Upper Hollingdean Road, Brighton, BN1 7GA

£545,000 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 122 m<sup>2</sup>
- Six Bedroom HMO
- Prime location Ditchling Road area
- Re-Let for the next academic year until July 2027 at £3640.02 PCM / £43,680.24 PA
- To be sold as ongoing HMO

**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 Ditchling Road. Ideal location for Student lettings. Short walk to London Road station. 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, tiled floors with recessed doormat area. Radiator. Fuse Box and Grade-A control fire panel in cupboard. Dedo rail. Access to living area, first bedroom and kitchen. Staircase leading to upper floors with storage space underneath.

#### **Living Area (3.53m x 4.05m)**

Living area with double-glazed UVPC bay windows overlooking the front. Fireplace. Radiator. Carpeted.

#### **Bedroom 1 (3.00m x 3.22m)**

Fully Furnished. Double-glazed UVPC window overlooking the rear. Fireplace. Basin with splashback. Radiator. Fire Door. Carpeted.

#### **Kitchen (2.74m x 4.85m)**

Gas cooker with extractor hood. One full-sized and two under-counter fridge/freezers. Washing machine. Microwave, kettle and toaster. Fully HMO compliant with adequate counter and storage space. Seating area. Double-glazed UVPC window and door onto rear garden. Boiler. Radiator. Laminate flooring.

### **Lower-First Floor Landing**

Carpeted. Access to bedroom and w/c

#### **Bedroom 2 (2.84m x 2.92m)**

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

## **W/C**

Toilet and basin. Double-glazed UVPC window to outside for ventilation.

### **Upper-First Floor Landing**

Carpeted. Access to two bedrooms and bathroom. Staircase to upper floor with storage space underneath.

#### **Bedroom 3 (3.00m x 3.22m)**

Fully Furnished. Double-glazed UVPC window overlooking the rear. Basin with splashback. Fireplace. Radiator. Fire Door. Carpeted.

#### **Bedroom 4 (3.00m x 3.54m)**

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

#### **Bathroom (1.54 m x 2.60m)**

Standing shower, toilet and basin with splashback. Double-glazed UVPC frosted window to outside for ventilation. Towel rail over radiator. Hygiene boarding and laminate flooring.

### **Second Floor Landing**

Carpeted. Access to two bedrooms and bathroom.

#### **Bathroom (2.21m x 1.35m)**

Standing shower and basin with splashback. Radiator. Double-glazed UVPC frosted window to outside for ventilation. Laminate flooring

#### **Bedroom 5 (2.91m x 2.78m)**

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

#### **Bedroom 6 (5.28m x 2.51m)**

Fully Furnished. Double-glazed UVPC velux-style window. Skeliling. Built-in storage wardrobe. Radiator. Fire Door. Carpeted.

## **Garden**

Two-tiered patio and decked 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.

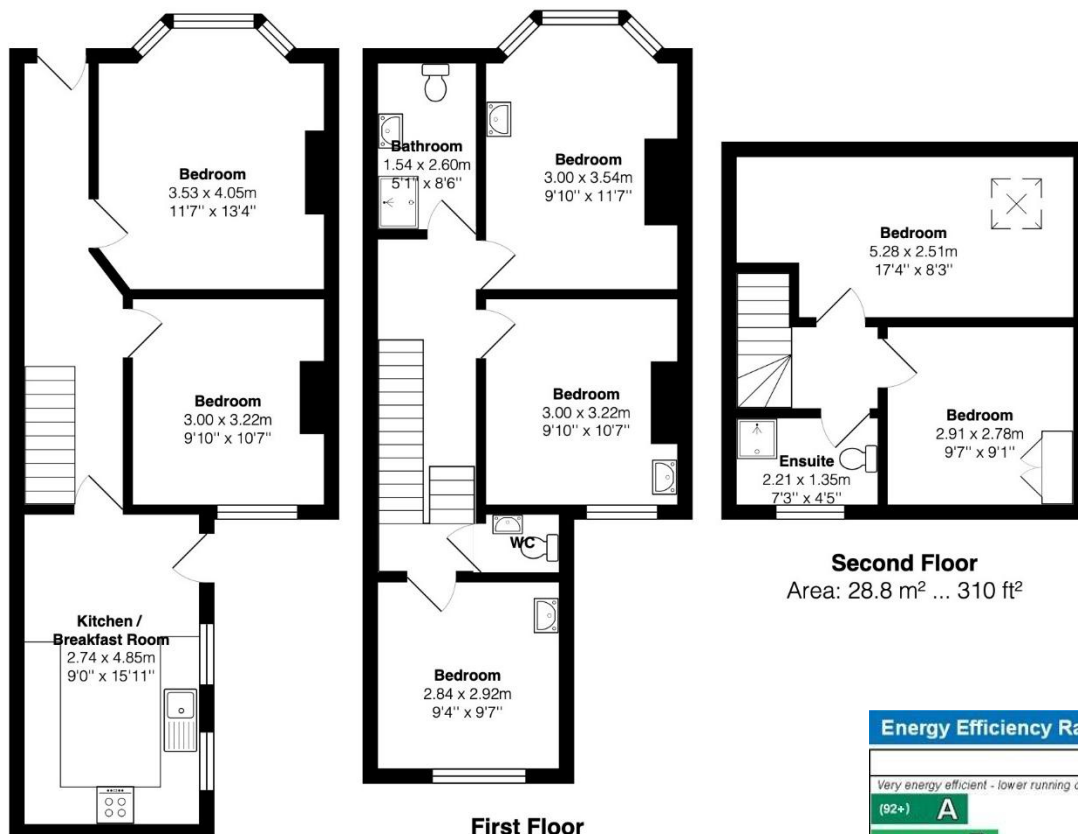
3D-Tour available on request.

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: C



**Total Area:** 121.3 m<sup>2</sup> ... 1306 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

