John Hilton

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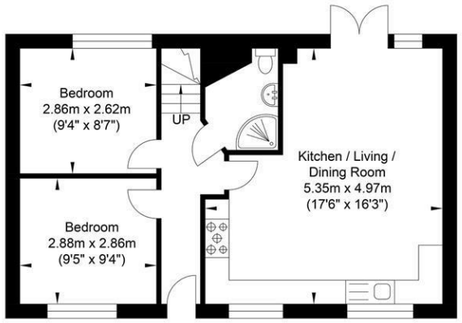
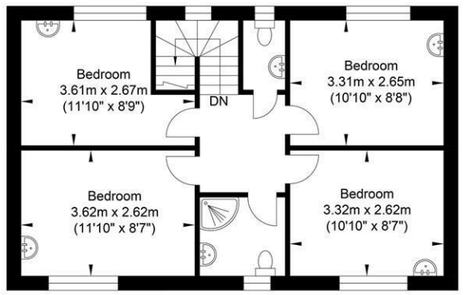
Est 1972

Twyford Road



Ground Floor
Approximate Floor Area
509.67 sq ft
(47.35 sq m)



First Floor
Approximate Floor Area
509.67 sq ft
(47.35 sq m)

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Approximate Gross Internal Area = 94.70 sq m / 1019.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Total Area Approx 1019.34 sq ft

15 Twyford Road, Brighton, BN1 9GN

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Guide Price £425,000-£475,000
Freehold

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15 Twyford Road, Brighton, BN1 9GN

*** GUIDE PRICE £425,000-£475,000 ***
A high-end six-bedroom HMO which is currently let at £4,186 pcm, or £50,232 per annum, until 14/08/2026 and is being sold as an ongoing investment. The property has been completely reconfigured to its present format of six double bedrooms, open-plan kitchen/dining/living area, two shower rooms plus additional WC. The interior is of an excellent standard with a modern, industrial-style theme throughout. Low-maintenance garden and off-road parking (including bike storage) completes the picture, in a great location for student letting in close proximity to both Brighton and Sussex universities. Local shops close by and frequent bus services into the city centre plus night bus.

Approach
Tarmac off-road parking for multiple cars, section infilled with stone chippings, lockable metal bike storage container.

Entrance Hall
Coir matting, rustic wood-effect LVT flooring, shoe rack, stairs to first floor.

Open-Plan Kitchen/Dining/Living Area
5.35m x 4.97m (17'6" x 16'3")

Kitchen/Dining Area
Range of charcoal grey, matte, handleless units at eye and base level, worktops with tiled splashbacks, fitted double oven, stainless steel five-ring gas hob with chimney extractor over, stainless steel sink with mixer tap and drainer, spaces for appliances including washing machine, tumble dryer, dishwasher and American-style fridge-freezer, cupboard housing boiler, space for dining table.

Lounge Area
Rustic wood-effect LVT flooring, French doors to garden.

Bedroom
2.88m x 2.86m (9'5" x 9'4")
Fitted carpet, window to front.

Bedroom
2.86m x 2.62m (9'4" x 8'7")
Fitted carpet, window to rear.

Shower Room
Curved shower enclosure with hand shower on a riser and tiled surround, vanity sink unit with mixer tap and cupboard below, low-level WC, heated towel rail.

First Floor Landing
Window to rear.

Bedroom
3.62m x 2.62m (11'10" x 8'7")
Fitted carpet, window to front with views towards Stanmer Park, vanity sink unit with mixer tap and cupboard below.

Bedroom
3.32m x 2.62m (10'10" x 8'7")
Fitted carpet, window to front with views towards Stanmer Park, vanity sink unit with mixer tap and cupboard below.

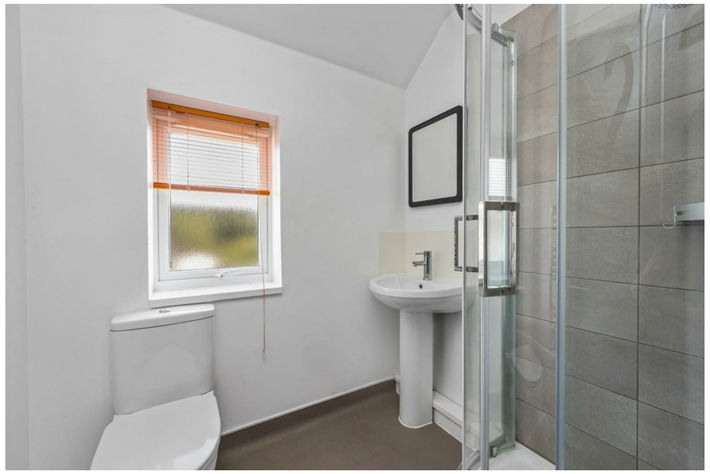
Bedroom
3.61m x 2.67m (11'10" x 8'9")
Fitted carpet, window overlooking rear garden, vanity sink unit with mixer tap and cupboard below.

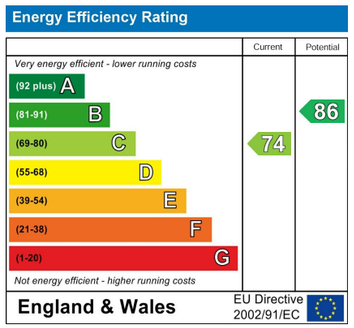
Bedroom
3.31m x 2.65m (10'10" x 8'8")
Fitted carpet, window overlooking rear garden, vanity sink unit with mixer tap and cupboard below.

Separate WC
Low-level WC, vanity sink unit with mixer tap and cupboard below.

Shower Room
Curved shower enclosure with electric shower and tiled splashback, wash hand basin with mixer tap, low-level WC, heated towel rail.

Large Rear Garden
Low-maintenance, slightly raised and infilled with stone chippings, paved patio area, various shrubs and fenced boundaries.





Council Tax Band: **C**

- High-End HMO
- Let Until 14/8/2026 at £4,186pcm/£50,232pa
- Reconfigured Layout
- Six Double Bedrooms
- Open-Plan Kitchen / Dining / Living Space
- Modern Contemporary Interior
- Two Shower Rooms Plus Additional WC
- Low-Maintenance Garden & Off-Road Parking
- Great Location for Students
- Close Proximity to Unis

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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