John Hilton

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Est 1972

Southall Avenue, Brighton, BN2 4BA

Approximate Gross Internal Area = 110.7 sq m / 1191 sq ft

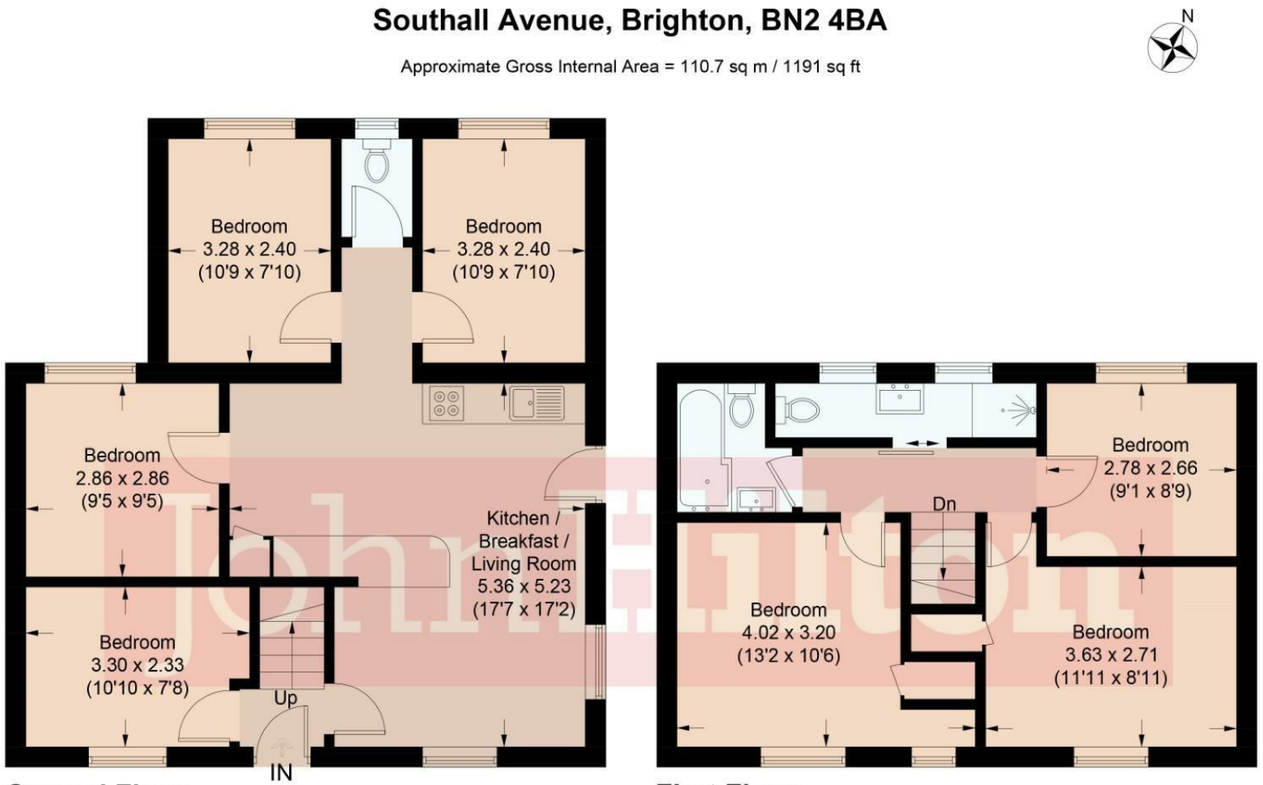


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 1191.00 sq ft

51 Southall Avenue, Brighton, BN2 4BA

To view, contact John Hilton:
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51 Southall Avenue
Brighton
BN2 4BA

An excellent opportunity to acquire a substantial, seven-bedroom, licensed House in Multiple Occupation (HMO), ideally suited to investors seeking an established rental property in a popular student location. The property is being offered for sale with tenants in situ and therefore benefits from an existing rental income, making it an attractive investment proposition.

Generating an income of £4,398pcm, or £52,776 per annum, the property offers spacious shared accommodation arranged to meet the needs of multiple occupants. With seven double bedrooms, a large open-plan kitchen and living area, bathroom, shower room plus an additional WC, the property provides practical and convenient facilities for shared living.

The generously proportioned open-plan kitchen and living area creates a social and comfortable communal space, while the provision of multiple bathroom facilities, including a separate shower room and an additional WC, adds further convenience for a property of this size.

The property is particularly well positioned for the student rental market, being situated within close proximity of the University of Brighton's Cockcroft Building and Mithras House. Its convenient location makes it an appealing option for students looking to live close to university facilities.

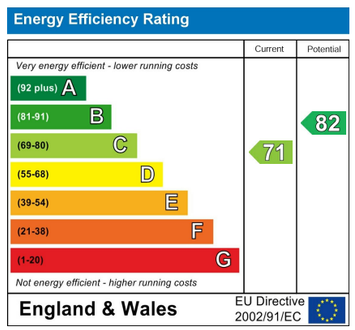
Excellent transport links provide convenient access to Brighton city centre as well as the University of Brighton & University of Sussex Falmer campuses, making the property well placed for students travelling between university buildings, the city and surrounding areas.

The combination of seven double bedrooms, a full HMO license, and a tenancy in place for the current academic year with a high rental income, makes this a property worth considering for investors targeting the established student accommodation market.









Council Tax Band: **C**

- GREAT INVESTMENT OPPORTUNITY
- Seven Double Bedrooms
- Fully Licensed HMO Property
- Let to Students for the Current Academic Year
- Producing High Returns
- Income of £4,398pcm / £52,776 Per Annum
- Well Laid Out for Multiple Occupation
- Bathroom, Shower Room & Additional WC
- Close Proximity to Universities & Transport Links
- Popular Location for Students

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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