

# JohnHilton

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Est 1972



Total Area Approx 1147.40 sq ft

45 Park Crescent Road, Brighton, BN2 3HS

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
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01273 608151 or sales@johnhiltons.co.uk

## Guide Price £450,000 Freehold

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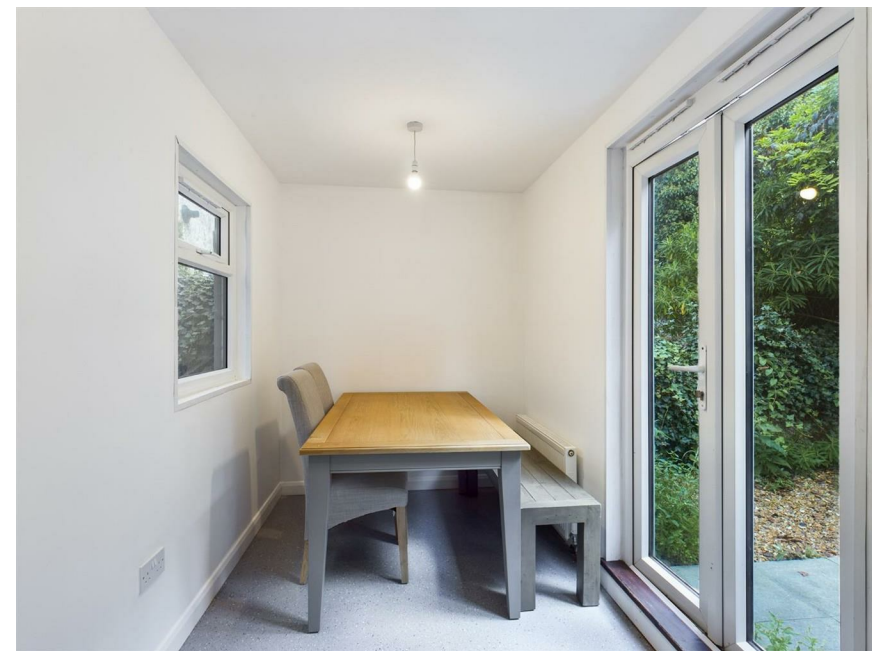
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## 45 Park Crescent Road, Brighton, BN2 3HS

Being Sold via Secure Sale online bidding  
Terms & Conditions apply  
Starting Bid £450,000

### \*\*\* IDEAL INVESTMENT OPPORTUNITY \*\*\*

An extended six-bedroom HMO property with loft conversion plus rear extension, bringing in strong returns, let at £3,822 pcm (£45,864 per annum) to six students. The generously sized accommodation consists of six bedrooms, two shower rooms and two reception rooms (lounge plus dining room). Prime location for student letting, just off Lewes Road and close to The Level. Frequent buses to universities and city centre, close to all local amenities. To be sold as an ongoing investment.

#### Entrance Hall

Stairs to upper and lower floors.

#### Bedroom

3.56m x 3.26m (11'8" x 10'8" )  
Bay window to front. Wash hand basin.

#### Shower Room

Shower enclosure with electric shower, low-level WC, wash hand basin, aqua board walls.

#### Bedroom

3.07m x 2.62m (10'0" x 8'7" )  
Window to rear. Built-in recessed cupboard, wash hand basin.

#### LOWER GROUND FLOOR:

#### Hallway

Cupboard housing fuse board and meters.

#### Living Room

3.02m x 3.25m (9'10" x 10'7" )  
Window to front, built-in cupboard, wash hand basin.

#### Kitchen

2.98m x 3.25m (9'9" x 10'7" )  
Range of units at eye and base level with worktops over, two stainless steel sink units with drainer and mixer tap, two ovens with hob and extractor hood over. Window to rear, archway leading to living room.

#### Dining Room

2.72m x 4.01m (8'11" x 13'1" )  
French doors to rear garden.

#### FIRST FLOOR LANDING

Stairs to upper and lower floors.

#### Bedroom

3.07m x 2.62m (10'0" x 8'7" )  
Window to rear. Wash hand basin.

#### Bedroom

3.82m x 2.69m (12'6" x 8'9" )  
Bay window to front. Wash hand basin.

#### Shower Room

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

#### SECOND FLOOR:

Mini landing.

#### Bedroom

2.69m x 3.69m (8'9" x 12'1" )  
Window to rear. Wash hand basin.

#### Bedroom

2.23m x 3.62m (7'3" x 11'10" )  
Velux window to front. Wash hand basin.

#### Rear Garden

Pebble infilled with brick walled boundaries.

- IDEAL INVESTMENT OPPORTUNITY
- Six-Bedroom Licensed HMO
- Being Sold via 'Secure Sale'
- Immediate 'Exchange of Contracts' Available
- Currently Let at £3,822 pcm / £45,864 per annum
- Rear Extension Plus Loft Conversion
- Living Room, Separate Dining Room & Two Shower Rooms
- Prime Location for Students
- Good Transport Links to Brighton & Sussex Universities
- Within Walking Distance of City Centre

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 84        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 64        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Council Tax Band: **C**