

JohnHilton

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Est 1972



Total Area Approx 846.00 sq ft



102 Coombe Road, Brighton, BN2 4EE

To view, contact John Hilton:
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132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£385,000 Freehold

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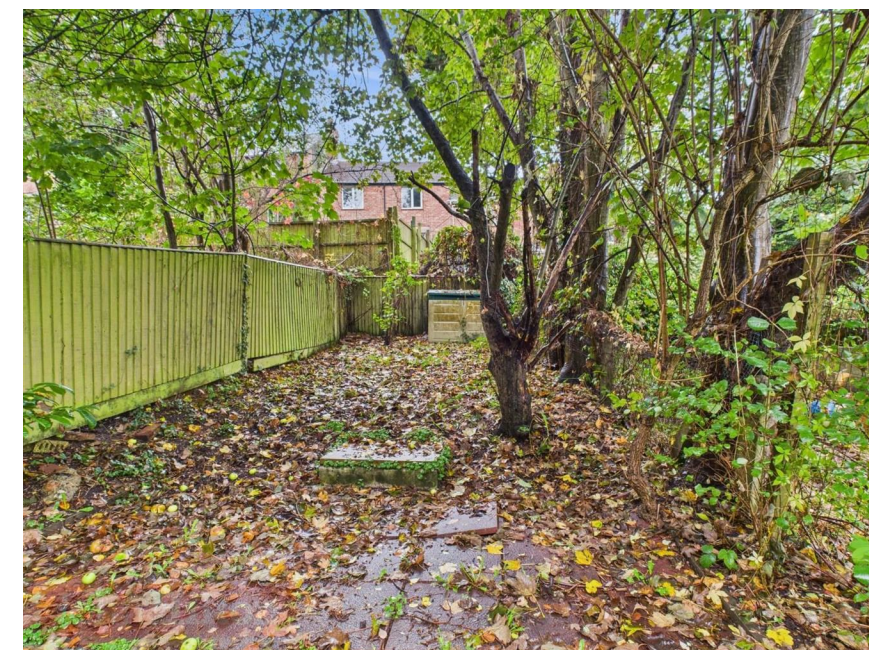
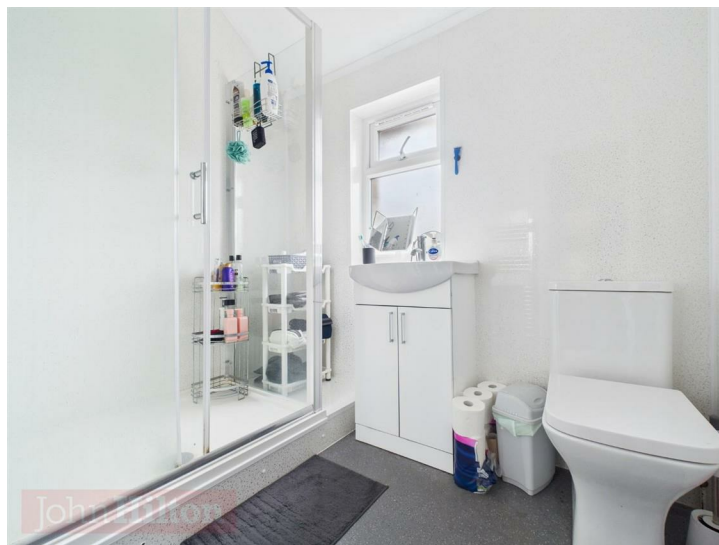


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102 Coombe Road Brighton, BN2 4EE

*** IDEAL BUY TO LET INVESTMENT ***

Currently let as a four double bedroom HMO until 28th August 2026 at £2,600pcm, or £31,200 per annum. Would make a great addition to your property portfolio generating high returns. Great location for students with easy access to amenities on Lewes Road and regular buses to both Universities and the city centre. Well-maintained and presented with generously proportioned accommodation comprising a separate living room, sizeable kitchen and four double bedrooms plus modern shower room. No onward chain.

Approach

Raised front garden with steps and pathway ascending to entrance.

Entrance Hall

Stairs to first floor, understairs storage cupboard.

Living Room

3.63m x 3.82m (11'10" x 12'6")
Double-glazed window to front, fireplace surround with electric flame-effect fire.

Kitchen

2.74m x 2.33m (8'11" x 7'7")
Range of units at eye and base level, worktops with tiled splashbacks, stainless steel sink with mixer tap, space for cooker with extractor hood over, spaces for fridge-freezer, washing machine and tumble dryer, combi boiler, door to rear garden.

Bedroom

3.66m x 3.13m (12'0" x 10'3")
Double-glazed window to rear.

First Floor Landing

Built-in over-stairs cupboards, entrance to loft.

Bedroom

3.69m x 3.36m (12'1" x 11'0")
Double-glazed window to front.

Bedroom

3.71m x 2.80m (12'2" x 9'2")
Double-glazed window to rear.

Bedroom

2.76m x 2.73m (9'0" x 8'11")
Double-glazed window to rear.

Shower Room

Obscure double-glazed window to front, and aqua-boarded walls. Walk-in shower enclosure with aqua-board surround, mains shower with raised shower head plus hand-held shower attachment on riser, wash basin with mixer tap and storage cupboards under, low-level WC and heated towel rail.

Garden

Steps ascend to south-facing rear garden with paved patio, lawned section, small trees, and fenced and walled boundaries.

- IDEAL BUY TO LET INVESTMENT
- Four Double Bedroom HMO
- Currently Producing £2,600pcm / £31,200 Per Annum
- Being Sold with Tenants In Situ
- Well Presented Accommodation
- Separate Lounge & Kitchen
- Modern Shower Room
- Popular Location for Students
- Easy Access to Universities
- NO ONWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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**