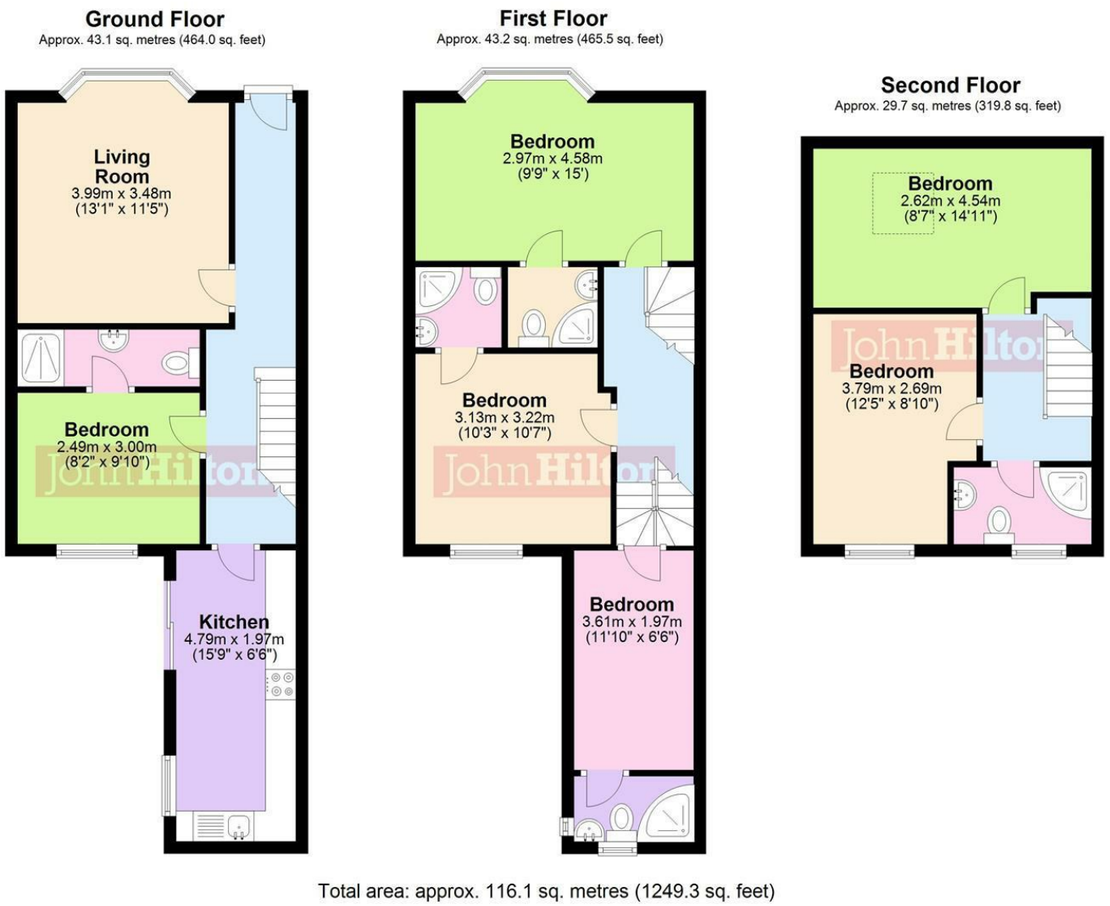
John Hilton

John Hilton

Est 1972



Total Area Approx 1249.30 sq ft

59 Beaconsfield Road, Brighton, BN1 4QJ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

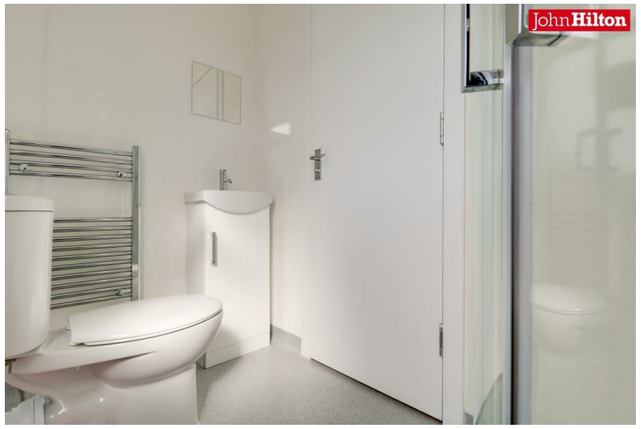
Guide Price £525,000-£550,000 Freehold

view all our properties at:
www.johnhiltons.co.uk

National Association of Estate Agents LICENSED MEMBER NAEA

The Property Ombudsman

Zoopla OnTheMarket.com rightmove.co.uk The UK's number one property website PrimeLocation.com



59 Beaconsfield Road
Brighton, BN1 4QJ

*** GUIDE PRICE £525,000-£550,000 ***

The property offers spacious accommodation arranged over three floors with six bedrooms, five shower rooms including four en-suites, a separate living room and a well-equipped kitchen. Presented in good condition throughout, the property provides an attractive combination of established rental income and strong tenant appeal.

Currently let at £4,416 per calendar month (£52,992 per annum) for the 2026/27 academic year, the property represents an opportunity for investors seeking an established HMO investment with income already secured.

Ideally positioned in a central Brighton location, the property is conveniently placed for the city's extensive range of shops, restaurants, bars and leisure facilities. Excellent public transport connections provide easy access to both Brighton universities, Brighton city centre and the surrounding areas, making the location particularly well suited to the student rental market but would also lend itself to professional sharers.

Approach
Small front patio with low walled boundary.

Entrance Hall
Stairs to first floor, understairs cupboard.

Kitchen
4.79m x 1.97m (15'8" x 6'5")
Range of units at eye and base level with worktops over, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, built-in electric oven and hob with extractor hood over. Window to side, patio door to garden.

Living Room
3.99m x 3.48m (13'1" x 11'5")
Bay window to front.

Bedroom 1
2.49m x 3.00m (8'2" x 9'10")
Window to rear, door to en-suite.

En-Suite
Glass shower cubicle, wash hand basin, low flush WC, heated towel rail.

First Floor Landing
Stairs to second floor.

Bedroom 2
3.61m x 1.97m (11'10" x 6'5")
Window to side, door to en-suite.

En-Suite
Windows to side and rear, wash hand basin, curved shower cubicle, low flush WC, heated towel rail.

Bedroom 3
3.13m x 3.22m (10'3" x 10'6")
Window to rear, door to en-suite.

En-Suite
Curved glass cubicle, wash hand basin, low flush WC, heated towel rail.

Bedroom 4
2.97m x 4.58m (9'8" x 15'0")
Bay window to front, door to en-suite.

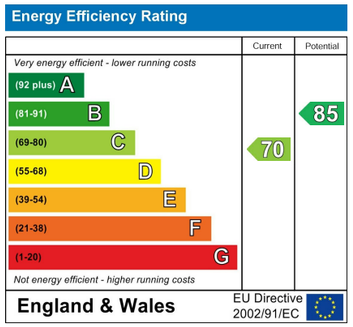
En-Suite
Curved glass cubicle, wash hand basin, low flush WC, heated towel rail.

Second Floor Landing

Shower Room
Window to rear, curved glass cubicle, wash hand basin, low flush WC, heated towel rail.

Bedroom 5
3.79m x 2.69m (12'5" x 8'9")
Window to rear.

Bedroom 6
2.62m x 4.54m (8'7" x 14'10")
Velux window to front.



Council Tax Band: **C**

- Fully Licensed HMO Property
- Six Double Bedrooms
- Five Shower Rooms (incl. 4 En-Suites)
- Separate Living Room
- Central Student Location
- Let for the 2026/27 Academic Year at £4,416pcm / £52,992 pa
- Spacious Accommodation
- Frequent Buses to Both Universities
- Close to Local Amenities
- Short Walk to City Centre

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

John Hilton