



Total Area Approx 1138.86 sq ft

120 Upper Lewes Road, Brighton, BN2 3FD

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**Guide Price £475,000-£500,000**  
**Freehold**

## 120 Upper Lewes Road, Brighton, BN2 3FD

\*\*\* GUIDE PRICE £475,000-£500,000 \*\*\*

**IDEAL INVESTMENT OPPORTUNITY** - A substantial older style terraced house arranged over three levels which has previously been let long-term as a six-bedroom HMO generating high returns. Situated in a prime student location close to the local amenities on Lewes Road and with easy access to the city centre and the universities. The generously sized accommodation consists of six double bedrooms, two bath/shower rooms, a separate lounge, kitchen, low-maintenance patio garden and two street entrances. Would benefit from cosmetic updating with potential to increase returns. No onward chain.

### Approach

Tiled footpath leads to ground floor entrance. Steps descend to lower ground floor entrance.

### Entrance Hall - Lower Ground Floor

Raised cupboard housing meter, stairs ascend to ground floor.

### Bedroom

3.40m x 3.46m (11'1" x 11'4")  
Window to front.

### Living Room

3.47m x 3.71m (11'4" x 12'2")  
French doors to garden, understairs storage, cupboard housing combi boiler.

### Kitchen

2.42m x 2.21 (7'11" x 7'3")  
Range of units at eye and base level, worktops with tiled splashbacks, double sink with mixer tap and drainer, fitted electric oven and gas hob with canopy extractor hood over.

### Shower Room

Walk-in tiled shower enclosure with electric shower over and hand-held shower attachment on riser, wash basin and low-level WC.

### Entrance Hall - Ground Floor

Stairs to lower ground floor and first floor.

### Bedroom

3.55m x 3.51m (11'7" x 11'6")  
Bay window to front, original ceiling coving.

### Bedroom

3.64m x 2.64m (11'11" x 8'7")  
Window to rear and built-in recessed wardrobe. Further built-in cupboards to other recess.

### Bedroom

3.35m x 2.21m (10'11" x 7'3")  
Window to side.

### First Floor Landing

Doors to bedrooms and bathroom.

### Bedroom

4.11m x 3.02m (13'5" x 9'10")  
Bay window to front.

### Bedroom

3.66m x 2.96 (12'0" x 9'8")  
Window to rear, recessed wardrobe.

### Bathroom

Fully tiled with panel-enclosed bath, wash basin and low-level WC.

### Garden

Block paved with walled boundaries and side return.



- IDEAL INVESTMENT OPPORTUNITY
- Six-Bed HMO
- Substantial Older Style Property
- Arranged Over Three Floors
- Two Bath/Shower Rooms
- Two Street Entrances
- Potential for High Returns
- Prime Location for Students
- Close to Lewes Road Amenities
- Easy Access to City Centre and Unis

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	81
(69-80) C	
(55-68) D	66
(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: **D**