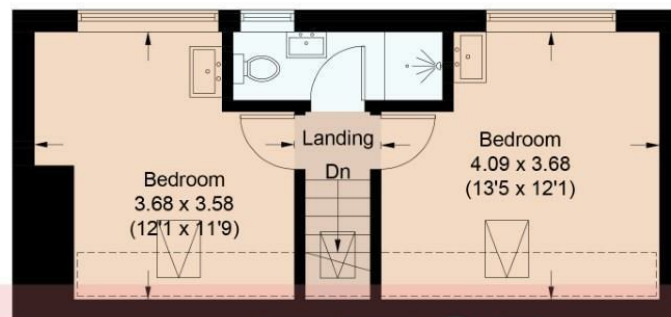


## Barcombe Road, Brighton, BN1 9JR

Approximate Gross Internal Area = 118.8 sq m / 1279 sq ft



Second Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor

First Floor

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



Total Area Approx 1279.00 sq ft

53 Barcombe Road, Brighton, BN1 9JR

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

## £500,000 Freehold

# 53 Barcombe Road Brighton BN1 9JR

A substantial and rarely available seven-bedroom, semi-detached house with HMO licence and tenants in situ until 28/08/2026, producing £4,550 pcm or £54,600 per annum, to be sold as an ongoing investment. Great location for student letting being in close proximity to Brighton and Sussex Universities, opposite Wild Park. Generously sized and well laid out accommodation which has benefitted from a loft conversion providing two of the bedrooms plus a shower room, with the added benefit of off-road parking. A well-maintained property that consists of seven bedrooms, separate lounge, modern fitted kitchen and two bath/shower rooms, plus separate WC. An ideal investment opportunity with high returns in a popular location for students, and good transport links into the city centre. No onward chain.

### Approach

Front garden is mainly lawned with hardstand for off-road parking.

### Entrance Hall

Stairs to first floor.

### Living Room

3.87m x 2.70m (12'8" x 8'10")  
Wood laminate flooring, window to front.

### Kitchen

4.91m x 2.14m (16'1" x 7'0")  
Range of fitted units at eye and base level, worktops with tiled splashbacks, stainless steel sink, spaces for dishwasher and washing machine, built-in oven with gas hob and canopy extractor hood over. Window to rear.

### Bedroom

3.62m x 2.44m (11'10" x 8'0")  
Window to front.

### Bedroom

3.60m x 2.46m (11'9" x 8'0")  
Window to rear.

### FIRST FLOOR LANDING

Stairs to second floor.

### Bedroom

2.88m x 3.07m (9'5" x 10'0")  
Window to front.

### Bedroom

Window to rear, built-in wardrobe.

### Bedroom

2.59m x 2.45m (8'5" x 8'0")  
Window to rear.

### Bathroom

Fully tiled, panel-enclosed bath with shower over, shower screen, wash basin with mixer tap.

### Separate WC

Low-level WC.

### SECOND FLOOR LANDING

Velux window to front.

### Bedroom

3.59m x 3.69m (11'9" x 12'1")  
Velux window to front, window to rear.

### Bedroom

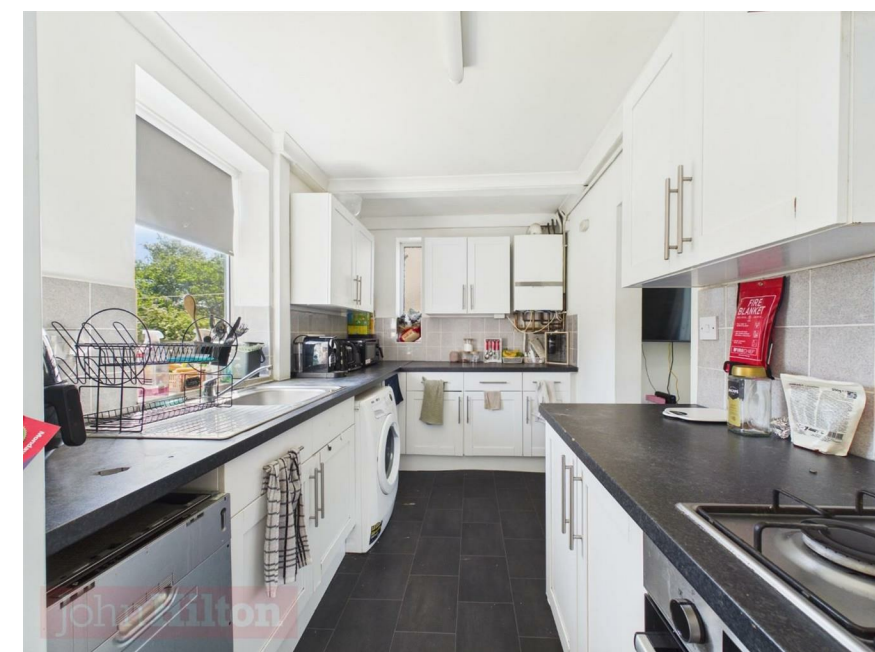
4.10m x 3.71m (13'5" x 12'2")  
Velux window to front, window to rear.

### Shower Room

Shower enclosure, wash basin with mixer tap, low-level WC.

### Rear Garden

Level lawned rear garden with fenced boundaries and side access.



- Great Investment Opportunity
- Sold with Tenants in Situ
- Let Until 28/08/2026
- Currently Producing £4,550 pcm or £54,600 Per Annum
- Generously Sized
- Well-Maintained
- Seven-Bed HMO
- Two Bath/Shower Rooms Plus Additional WC
- Off-Road Parking
- Close Proximity to Universities

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: **B**