

Coombe Road



Approximate Gross Internal Area = 99.58 sq m / 1071.87 sq ft

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



Total Area Approx 1071.87 sq ft

118 Coombe Road, Brighton, BN2 4EE

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£375,000 Freehold



118 Coombe Road Brighton, BN2 4EE

*** IDEAL FOR INVESTMENT ***

A 1920s mid-terrace house with HMO license for four bedrooms which is let for the next academic year at £2,514pcm, or £30,168 per annum. Arranged over three levels including a separate lounge with high ceilings, modern kitchen, recently installed shower room (September 2022) and South-facing rear garden. Situated in a popular location for students with easy access to the city centre and the universities. Ideal for those looking for a Buy to Let investment with immediate returns.



Front Garden

Lawned with walled boundaries, steps and pathway leading to entrance.

Entrance Hall

Understairs storage cupboard.

Lounge

3.95m x 3.63m (12'11" x 11'10")
Wood laminate flooring, gas flame effect fire, high ceilings.

Bedroom

3.42m x 3.34m (11'2" x 10'11")
Window to rear.

Kitchen

3.27m x 2.68m (10'8" x 8'9")
Range of modern units at base and eye level, square edge worktops, tiled splashbacks. Fitted electric oven, hob with extractor hood over, spaces for appliances, stainless steel sink with mixer tap and drainer, door to rear garden.

FIRST FLOOR LANDING

Paddle stairs to second floor.

Bedroom

3.79m x 3.64m (12'5" x 11'11")
Window to front, feature fireplace.

Bedroom

3.42m x 3.15m (11'2" x 10'4")
Window to rear, feature fireplace.

Spacious Shower Room

Large walk-in shower enclosure with aqua board surround and electric shower, low-level WC, vanity unit with wash basin and cupboard below, airing cupboard housing hot water cylinder.

SECOND FLOOR

Bedroom

5.28m x 3.05m (17'3" x 10'0")
Three Velux windows to rear, one Velux window to front, eaves storage cupboards.

Garden

South-facing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		58
(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**

- Ideal for Investment
- Four-Bedroom Licensed HMO
- Arranged Over Three Floors
- Let for the 2026/27 Academic Year at £2,514 pcm (£30,168 pa)
- Separate Lounge
- Modern Kitchen
- Shower Suite (Installed Sept 2022)
- Popular Location for Students
- Easy Access to Universities
- Close Proximity to Amenities