



Sales
Investment Properties



3 Hollingbury Road, Brighton, East Sussex, BN1 7JB

£495,000 Freehold

A substantial period Victorian terraced house in a highly sought after residential area. The property has a registered HMO licence for up to 5 people and is arranged over 2 floors.

- Total area 106.4m²
- Five Bedroom, Two Bathroom HMO
- Prime location Ditchling Road area
- Vacant possession currently
- Expected rental rate at £140 pppw for 2026-27 academic year. Gross annual rent £36,400

For all enquiries, please contact G4 Lets:

info@g4lets.co.uk 01273 552 600

2 Hythe Road, Brighton, BN2 6JS

Location

Situated in a central location, close to Ditchling Road. Ideal location for Student lettings. Short walk from London Road station. Local bus services close to hand, providing easy access to most parts of Brighton & Hove, Universities, and the sea front.

Accommodation

All measurements are approximate. Fully HMO compliant.

Ground Floor

Inner Hallway

Frosted double-glazed UVPC front door. Radiator. Dado rail. Access to two bedrooms, kitchen. Staircase leading to upper floor with storage space underneath.

Bedroom 1 (3.90m x 3.66m)

Fully Furnished. Double-glazed UVPC bay window overlooking the front. Fireplace. Radiator. Fire Door. Wood flooring.

Bedroom 2 (3.36m x 3.28m)

Fully Furnished. Double-glazed UVPC windows overlooking the rear. Radiator. Fire Door. Carpeted.

Kitchen/Diner (5.24m x 3.10m)

Gas cooker. Full-sized fridge/freezer and under-counter fridge. Washing Machine. Microwave, toaster and kettle. Tiled flooring and tiled backsplash on countertop walls. Radiator. Fully HMO compliant with adequate counter and storage space. Double-glazed UVPC window and back door overlooking side of property, and Double-glazed UVPC window overlooking the back.

First Floor Landing (Lower)

Carpeted. Access to bedroom and bathroom.

Bedroom 3 (2.96m x 2.91m)

Fully Furnished. Double-glazed UVPC window overlooking the rear. Built-in storage cupboard. Radiator. Fire Door. Carpeted.

Bathroom

Standing shower, toilet and basin. Towel rail over radiator. Two Double-glazed UVPC windows to outside for ventilation. Laminate flooring and tiled walls.

First Floor Landing (Upper)

Carpeted. Access to two bedrooms.

Bedroom 4 (3.30m x 3.28m)

Fully Furnished. Double-glazed UVPC bay windows overlooking the rear. Built-in cupboard. Radiator. Fire Door. Carpeted.

Bedroom 5 (5.06m x 3.66m)

Fully Furnished. Double-glazed UVPC bay window overlooking the front. Built-in storage cupboard. Radiator. Fire Door. Wooden flooring.

Bathroom (not shown on floor plan, fitted to Bedroom 5 area)

Standing shower, toilet and basin. Towel rail over radiator. Two Double-glazed UVPC windows to outside for ventilation. Laminate flooring and tiled walls.

Garden

Grass and patio tiered garden.

Information

G4 Lets currently fully manage the property and have already agreed a full contract for the next academic year. We would like to continue this ongoing service with any potential new buyer. Please note we have bills inclusive packages linked with the existing and new tenancy agreements to take into consideration.

Contains all fixtures and furniture per the inventory. Property is fully managed and maintained and any appliances can be checked and verified to be in working order at time of sale.

Full EPC information available on request.

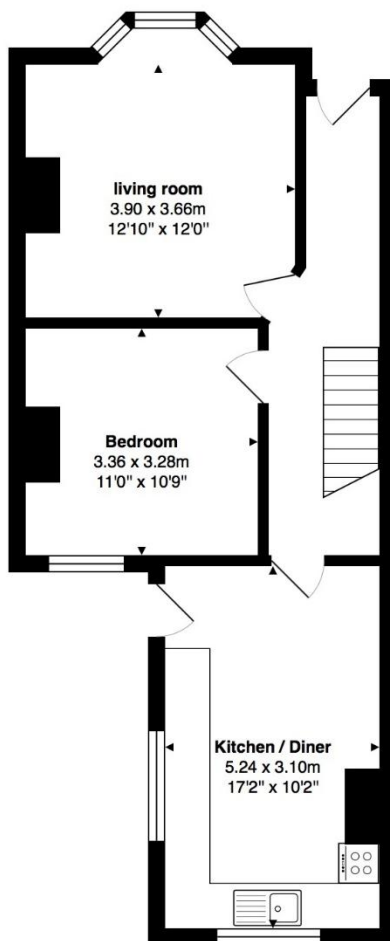
3D-Tour available on request.

HMO planning and licensing details information available pending any formal offers.

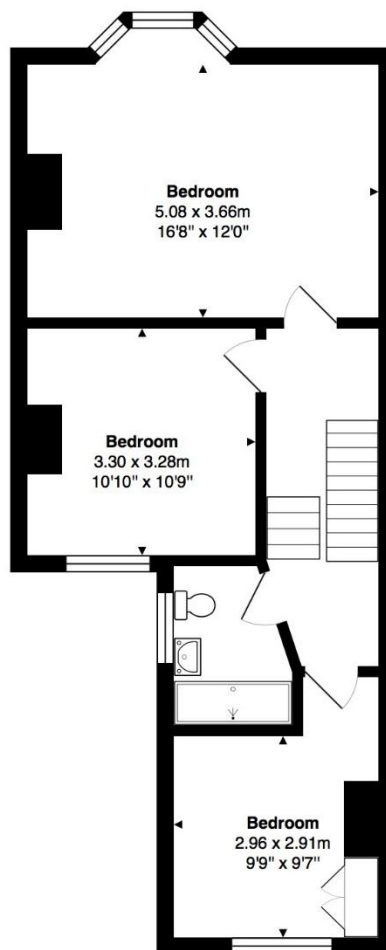
Viewing strictly by appointment only through G4 Lets. The current tenants require a minimum of 24-hours notice of any viewings so please take this into consideration.

Sold as ongoing investment property but does have the option to revert to residential property at any stage pending any current tenants.

Council Tax Band: D



Ground Floor
Area: 53.2 m² ... 573 ft²



First Floor
Area: 53.2 m² ... 572 ft²

Total Area: 106.4 m² ... 1145 ft²

