



Sales
Investment Properties



30 Hollingdean Terrace, Brighton, East Sussex, BN1 7HA

£540,000 Freehold

A substantial period Victorian semi-detached house in a highly sought after residential area. The property has a registered HMO licence for up to 6 people and is arranged over 4 floors.

- Total area 159.4m²
- Six Bedroom HMO
- Prime location Ditchling Road area
- Available as residential dwelling from September 2026
- Available as 6-Bed HMO – no rental agreement current in place for 2026-27

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

Front Door. Carpeted. Two Double-Glazed UVPC windows over looking front and side of property. Radiator. Access to two bedrooms and landing with staircase leading to lower floor. Staircase leading to upper floors. Grade-A control fire panel.

Bedroom 1 (4.31m x 3.47m)

Fully Furnished. Double-glazed UVPC bay window overlooking the front. Built-in shelves. Radiator. Fire Door. Carpeted.

Bedroom 2 (3.56m x 3.32m)

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

Landing (2.51m x 2.14m)

Carpeted. Double-glazed UVPC window overlooking the back. Staircase to basement floor.

Basement Floor Landing

Carpeted. Access to Living Area / Kitchen, Bathroom and conservatory. Storage space under staircase.

Bathroom (2.64m x 2.14m)

Standing shower, toiler and basin with splashback. Towel radiator. Double-glazed UVPC frosted window to conservatory for ventilation. Boiler cupboard. Tiled Floor

Living Area (4.32m x 3.66m)

Carpeted. Double-glazed UVPC window overlooking front. Radiator. Archway separating living area from kitchen area.

Kitchen (3.56m x 3.32m)

Gas cooker with extractor hood. Full-sized fridge/freezer and under-counter fridge. Dishwasher. Microwave, toaster and kettle. Laminate flooring and tiled walls. Radiator. Fully HMO compliant with adequate counter and storage space. Double-glazed UVPC window and door overlooking and leading to conservatory.

Conservatory (5.62m x 2.23m)

Double-glazed UVPC windows on 3 walls, door to side and sliding double doors onto garden. Polycarbonate UVPC roof. Stone floor. Washing machine and tumble drier.

First Floor Landing

Carpeted. Access to 3 bedrooms and bathroom. Staircase leading to second floor.

Bathroom

Standing shower, toilet and basin. Towel radiator. Double-glazed UVPC window to outside for ventilation. Laminate flooring. Hygiene boarding.

Bedroom 3 (3.56 x 3.47m)

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

Bedroom 4 (4.49m x 3.47m)

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

Bedroom 5 (2.62m x 2.53m)

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

Second Floor Landing

Carpeted. Access to final bedroom and cupboard.

Bedroom 6 (5.17m x 3.26m)

Fully Furnished. Double-glazed UVPC velux-style window. Skeliling. Radiator. Carpeted.

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.

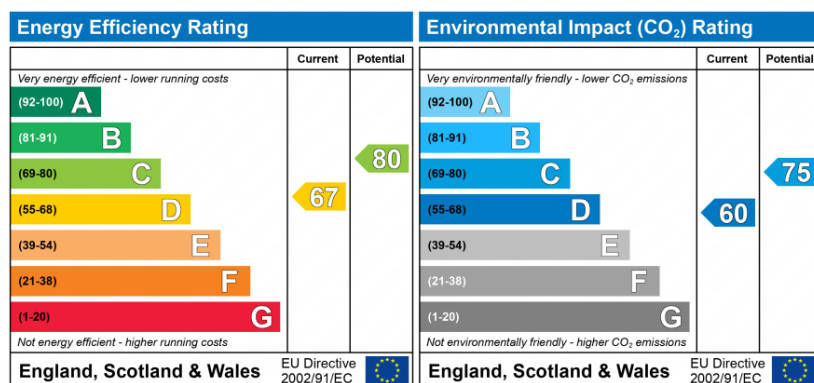
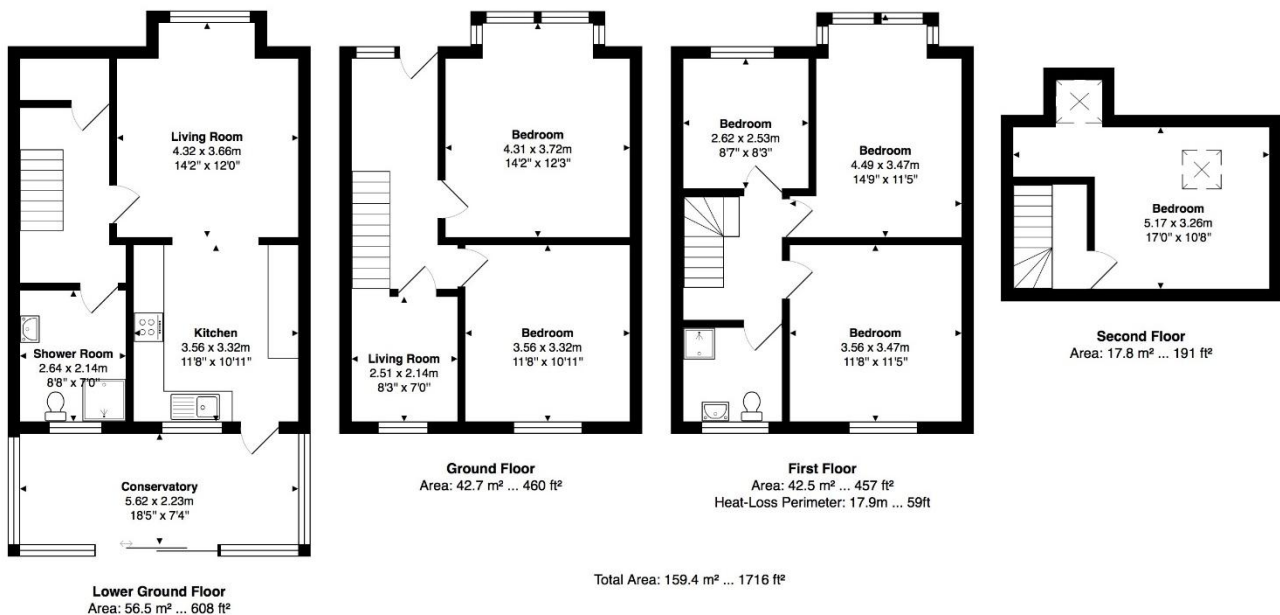
3D-Tour available on request.

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: C



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

