

## Ingham Drive, Brighton, BN1 9GL

Approximate Gross Internal Area = 134.3 sq m / 1446 sq ft

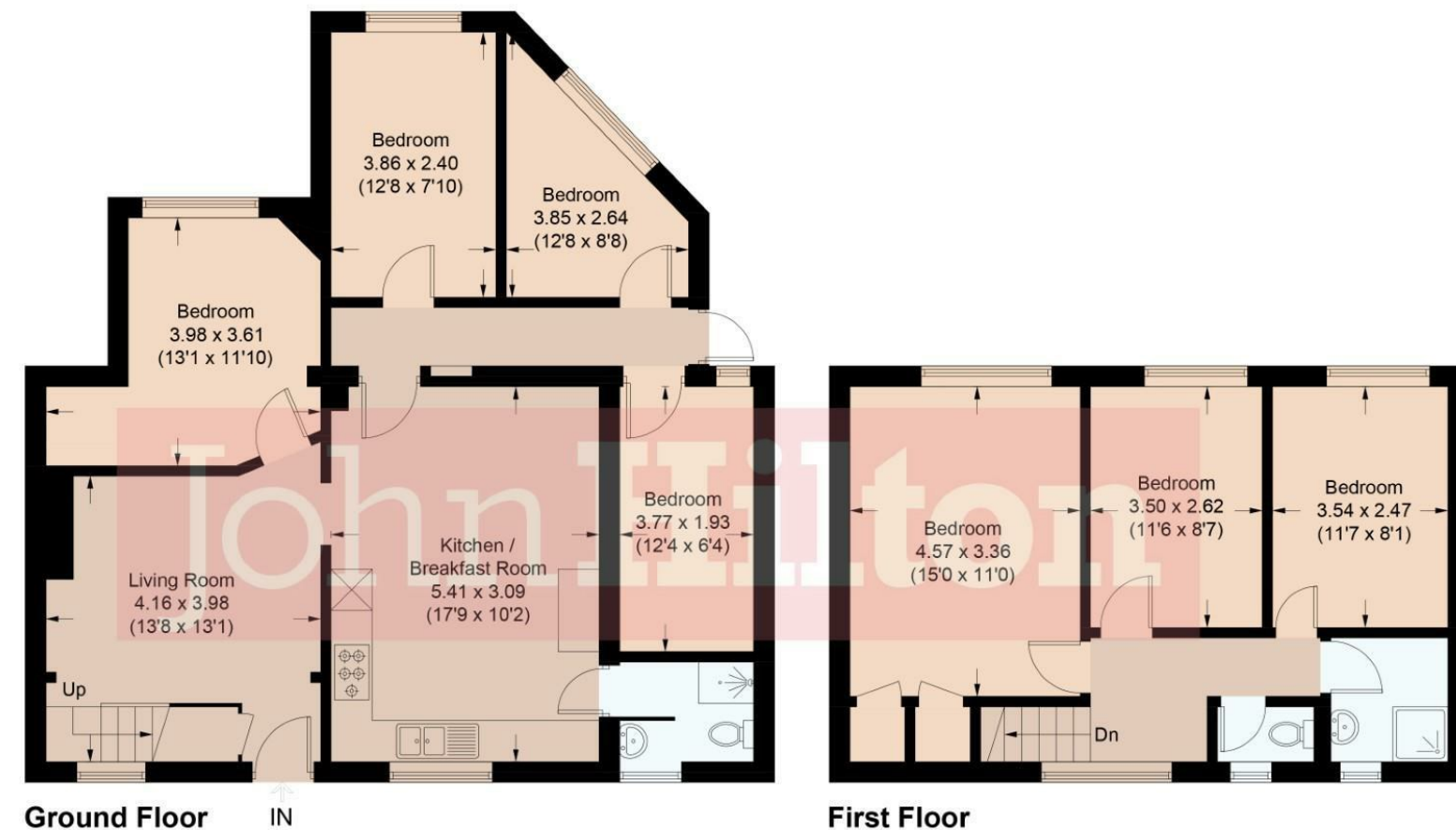


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



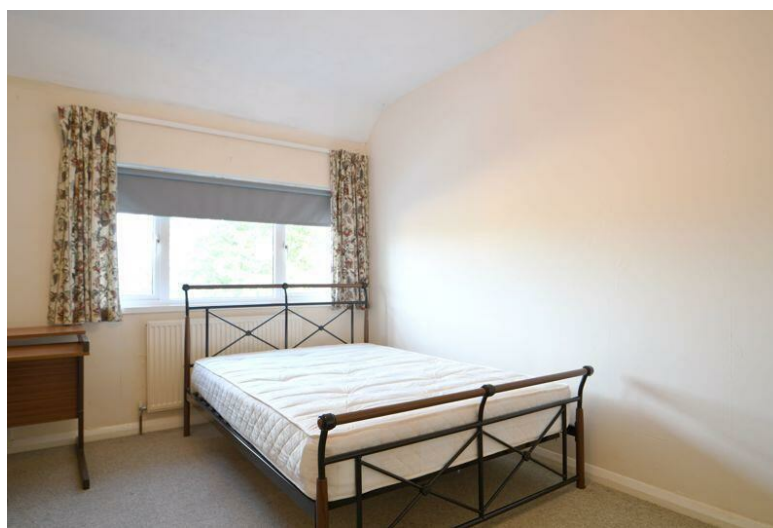
Total Area Approx 1446.00 sq ft

15 Ingham Drive, Brighton, BN1 9GL

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## £475,000 Freehold





## 15 Ingham Drive, Brighton, BN1 9GL

\*\*\* IDEAL INVESTMENT OPPORTUNITY \*\*\*

An extended and substantial seven-bedroom property, currently let until 5/8/26 at £3,427pcm / £41,124 per annum, with potential for uplift on rental income. Generously sized accommodation includes seven bedrooms, two shower rooms and an additional WC. Well-proportioned living spaces with separate lounge plus a modern fitted kitchen with space for dining. Popular location for students within close proximity of Brighton and Sussex Universities, with regular buses close by with routes to the city centre. An ideal buy-to-let acquisition for those seeking a high return on their investment.

### Approach

Two hardstands with off-street parking for two cars. Footpath leads to front entrance.

### Living Room

4.16m x 3.98m (13'7" x 13'0")  
Window to front, staircase to first floor.

### Bedroom

3.98m x 3.61m (13'0" x 11'10")  
Window to rear.

### Kitchen/Breakfast Room

5.41m x 3.09m (17'8" x 10'1")  
Fitted kitchen with modern handle-less units at eye and base level, and worktops with tiled splashbacks. Stainless steel sink with mixer tap and drainer, built-in double oven, inset gas hob with retractable extractor hood over. Spaces for various appliances and dining table.

### Inner Hallway

Connects to three of the bedrooms, and door to rear garden.

### Bedroom

3.86m x 2.40m (12'7" x 7'10")  
Window to rear.

### Bedroom

3.85m x 2.64m (12'7" x 8'7")  
Window to rear.

### Bedroom

3.77m x 1.93m (12'4" x 6'3")  
Window to rear.

### Shower Room

Window to front, shower enclosure, wash basin, low-level WC.

### First Floor Landing

Window to front.

### Bedroom

4.57m x 3.36m (14'11" x 11'0")  
Window to rear, large built-in cupboards.

### Bedroom

3.50m x 2.62m (11'5" x 8'7")  
Window to rear.

### Bedroom

3.54m x 2.47m (11'7" x 8'1")  
Window to rear.

### Shower Room

Window to front, shower enclosure, wash basin.

### Separate WC

Window to front, low-level WC.

### Rear Garden

Mainly lawned with paved patio area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band: **C**

- IDEAL INVESTMENT OPPORTUNITY
- Seven-Bedroom Licensed HMO
- High Returns with Potential for Uplift
- Let Until 5/8/26 - Producing £3,427pcm / £41,124 pa
- Generous Communal Spaces
- Separate Lounge and Modern Kitchen
- Two Shower Rooms
- Additional Separate WC
- Popular Location for Students
- NO ONWARD CHAIN