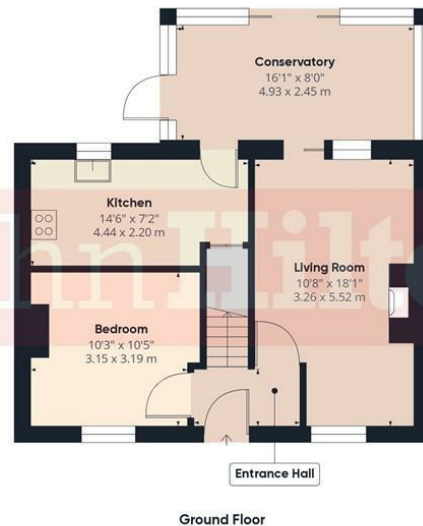


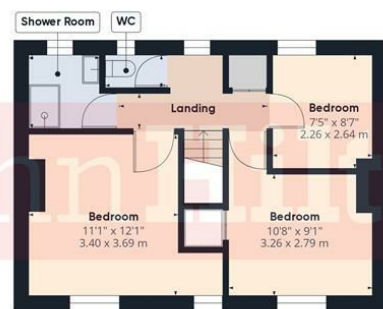
# JohnHilton

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Est 1972



Ground Floor



Floor 1



Total Area Approx 976.61 sq ft

138 Newick Road, Brighton, BN1 9JG

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](mailto:sales@johnhiltons.co.uk)

**Guide Price £350,000-£375,000**  
**Freehold**

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## 138 Newick Road, Brighton, BN1 9JG

\*\*\* GUIDE PRICE £350,000-£375,000 \*\*\*

IDEAL INVESTMENT OPPORTUNITY - Let until 17/08/25 at £2,400 pcm (£28,800 per annum) and being sold as an ongoing investment. A four bedroom HMO situated in a good location for student rental, just off Lewes Road between Brighton and Sussex Universities. The accommodation consists of four bedrooms, shower room plus separate WC, kitchen and conservatory. The property benefits from off-road parking for two cars, and is convenient for local shops and frequent buses into the city centre and to the universities. No onward chain.

### Approach

Off-road parking for two vehicles.

### Entrance Hall

Stairs ascend to first floor, LVT flooring.

### Living Room

3.26m x 5.52m (10'8" x 18'1")

LVT flooring, window to front, gas flame-effect fire (untested) with stone surround and ornate mantelpiece. Patio doors to conservatory.

### Kitchen

4.44m x 2.20m (14'6" x 7'2")

LVT flooring, range of units at eye and base level, laminate worktops with tiled splashbacks, stainless steel sink with mixer tap and drainer, spaces for appliances, understairs storage cupboard and door to:

### Conservatory

4.93m x 2.45m (16'2" x 8'0")

LVT flooring, glass roof, patio doors to garden plus door to side.

### Bedroom

3.15m x 3.19m (10'4" x 10'5")

Wood laminate flooring, windows to front.

### First Floor Landing

Window to rear, built-in cupboard currently used as wardrobe to adjoining room, entrance to loft.

### Bedroom

3.40m x 3.69m (11'1" x 12'1")

Window to front, built-in cupboard.

### Bedroom

3.26m x 2.79m (10'8" x 9'1")

Window to front, built-in cupboard.

### Bedroom

2.26m x 2.64m (7'4" x 8'7")

Window to rear.

### Shower Room

Shower enclosure with tiled surround, shower unit with hand shower on riser, wash basin with mixer tap.

### Separate WC

Low-level WC, wash basin with mixer tap.

### Garden

Paved patio area, lawned section, outhouse, large pond, small trees and walled and fenced boundaries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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: **B**

- INVESTMENT OPPORTUNITY
- Let Until 17/08/25
- Income of £2,400 pcm (£28,800 per annum)
- Four Bedroom HMO
- Generous Living Accommodation
- Off-Road Parking
- Conservatory
- Situated Between Brighton & Sussex Universities
- Great Location for Students
- NO ONWARD CHAIN