

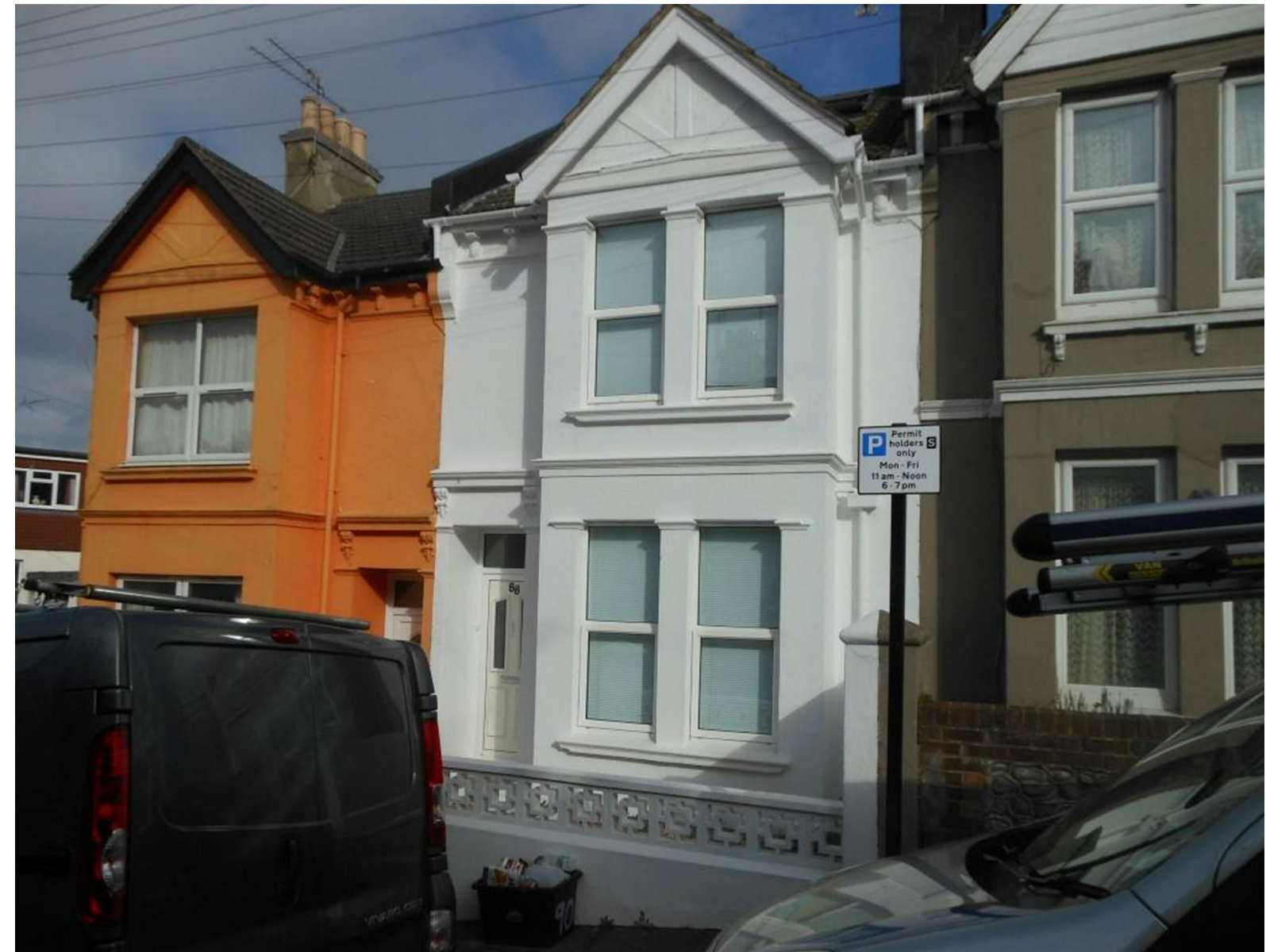
JohnHilton

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Est 1972



Total Area Approx 1367.02 sq ft



88 Brading Road, Brighton, BN2 3PD

To view, contact John Hilton:
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£599,950 Freehold

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88 Brading Road, Brighton, BN2 3PD

**** Ideal Buy To Let Opportunity**** A substantial period property in very good condition, which is set up as a 6 bed licensed HMO property and is currently let until 18/08/2018 at £3076.36pcm. The property consists of 6 double bedrooms, open plan kitchen/dining/living area, 2 modern shower rooms plus separate WC. The loft has been converted with full width dormer extension at the rear which provides a generously sized master bedroom. Situated in a popular residential area between Elm Grove and Hartington Road which is a very popular location for students due to easy access to the Universities and city centre.

Front Garden

Raised with walled boundaries.

Entrance Hall

Stairs to first floor.

Bedroom

4.10m x 3.54m (13'5" x 11'7")
Square bay window, vanity sink.

Bedroom

3.50m x 2.78m (11'5" x 9'1")
Vanity sink.

Kitchen/Dining/Living Area

5.50m x 2.75m (18'0" x 9'0")

Kitchen Area

Modern units at eye and base level, built in oven and gas hob with extractor over, recessed storage under stairs.

Living/Dining Area

French doors to garden, cupboard housing boiler.

First Floor

Landing

Stairs to second floor.

Bedroom

Full width at the front, square bay window.

Bedroom

3.42m x 2.80m (11'2" x 9'2")
Built in wardrobe, vanity sink, window to rear.

Bedroom

3.02m x 2.23m (9'10" x 7'3")
plus door recess. Vanity sink, window overlooking rear garden.

Shower Room

Curved shower enclosure with electric shower, low flush WC, wash hand pedestal basin, heated towel rail.

Shower Room

Curved shower enclosure with mains shower, low flush WC, wash hand pedestal basin, heated towel rail.

Separate WC

Low flush WC.

Second Floor

Mini Landing

Access to mini loft.

Bedroom

5.68m x 4.15m (18'7" x 13'7")
Velux windows to front, dormer extension to rear, vanity sink.

Garden

L shaped patio mostly pebbled.



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 63 |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 56 |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

- **** Perfect Investment Opportunity****
- Substantial 6 Bed HMO Property
- High Standard Student Accommodation
- Arranged Over 3 Levels
- Good Condition Throughout
- Currently Let Till 18/08/18 at £3076.36pcm
- 2 Shower Rooms Plus Separate WC
- Generously Proportioned Rooms
- Popular Residential Area
- To Be Sold as a Ongoing Investment