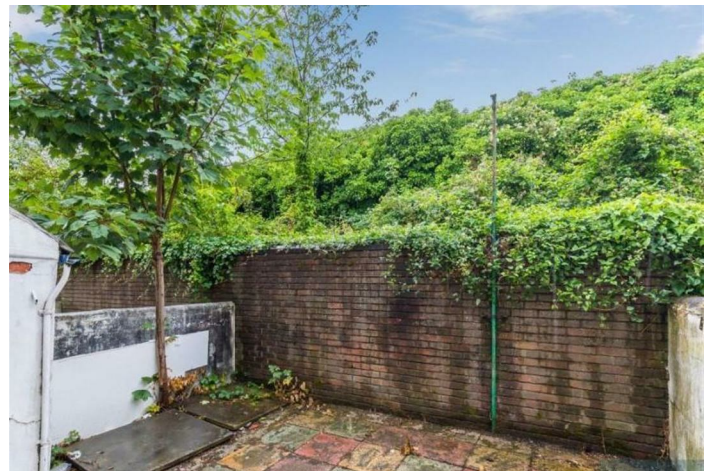


FREEHOLD



House - Terraced (EPC Rating: C)

# 23 HOLLINGDEAN ROAD, BRIGHTON, BN2 4AA

Offers In Excess Of

## £375,000

**ASTON VAUGHAN**  
Sales and Lettings



# 4 Bedroom House - Terraced located in Brighton

**\*\*ATTENTION INVESTORS\*\***

A good standard four-bedroom licensed HMO property, currently let till 21/8/25 at £3,033 pcm or £36,396 per annum providing a gross rental yield of 8.5%. Attracting investors, now is the time to buy this bright and inviting terraced house with ample space and south facing garden in a prime position just off Lewes Road, with easy access to both universities and Brighton city centre.

Accommodation consists of four double bedrooms, communal living area, kitchen leading out to south facing courtyard, and bathroom. Facing south, the garden gets the sun most of the day and is perfectly low-maintenance.

To be sold as a fantastic opportunity at an ongoing investment.

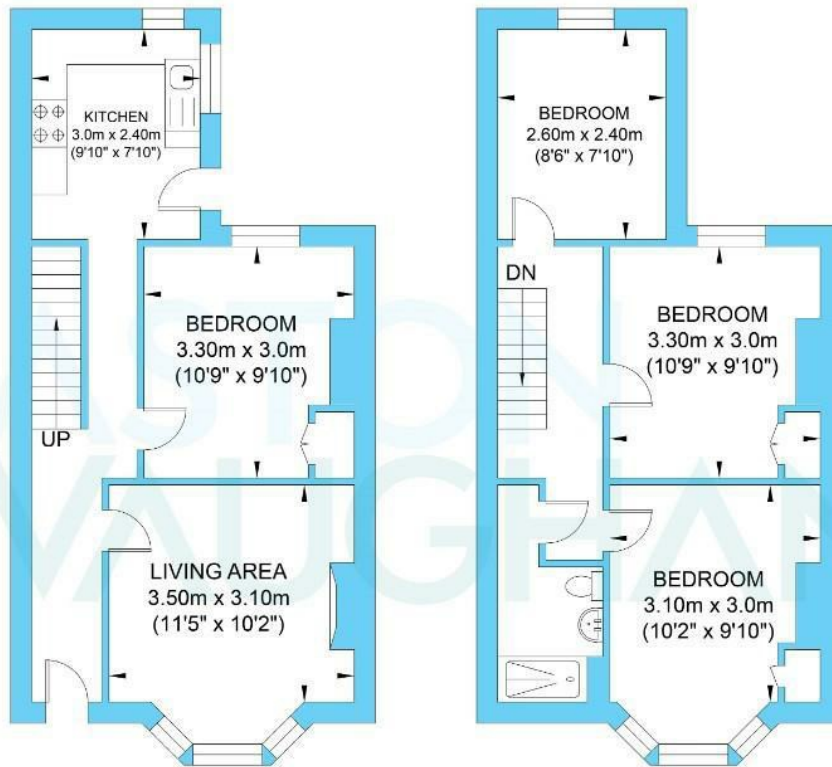
Perfectly positioned within close walking distance of Brighton University and with excellent transport links nearby to Sussex University, this four-bedroom house makes the perfect investment with potential tenants already in place until August 2023.

There is a relaxed community atmosphere with local shops, cafes, pubs and transport links within a stroll and the lively shopping district of Lewes Road is at the bottom of the hill. The whole of Brighton & Hove are all easy reach on foot or by bus or car. For those needing to reach further afield, Brighton Station serving Gatwick and London is a 10 minute drive and near the A270, you are quickly out of the city.



ASTON VAUGHAN LTD | 7 ST GEORGES ROAD, BRIGHTON, EAST SUSSEX, BN2 1EB

# Hollingdean Road



Ground Floor  
Approximate Floor Area  
412.15 sq ft  
(38.29 sq m)

First Floor  
Approximate Floor Area  
412.15 sq ft  
(38.29 sq m)

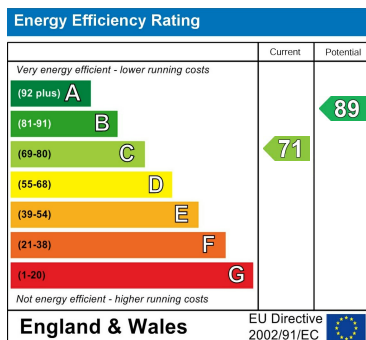
Approximate Gross Internal Area = 76.58 sq m / 824.30 sq ft

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

Council Tax Band

C

Energy Performance Graph



Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.