John Hilton

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Est 1972

Medmerry Hill, Brighton, BN2 4TQ

Approximate Gross Internal Area = 106.8 sq m / 1149 sq ft

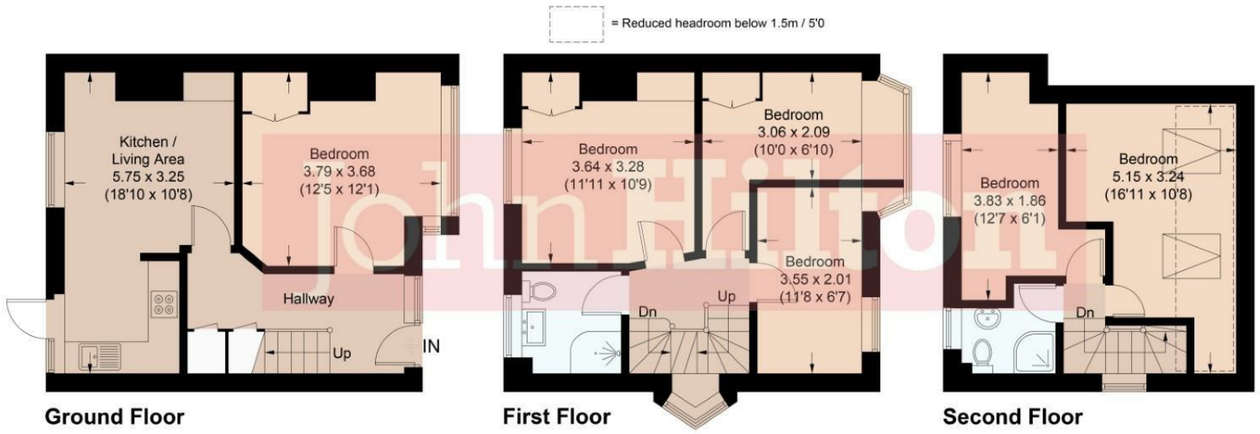


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 1149.00 sq ft

40 Medmerry Hill, Brighton, BN2 4TQ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
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01273 608151 or sales@johnhiltons.co.uk

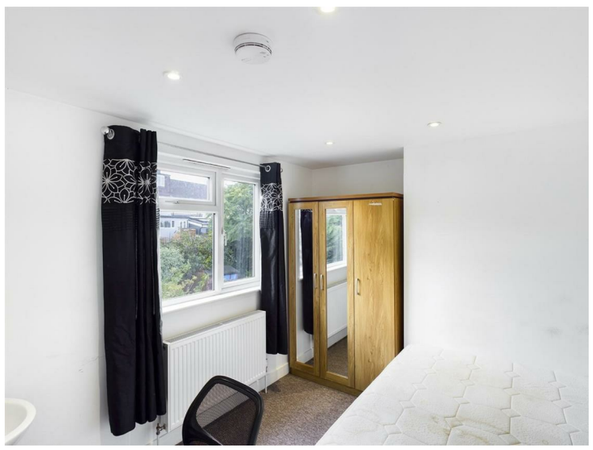
Guide Price £425,000-£450,000
Freehold

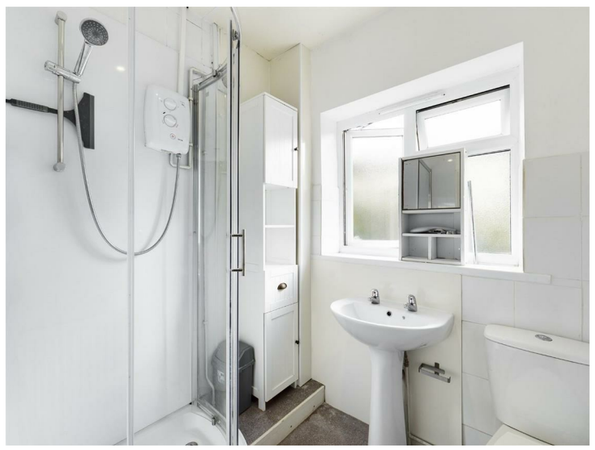
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40 Medmerry Hill, Brighton, BN2 4TQ

*** GUIDE PRICE £425,000-£450,000 ***

A 1930's end-of-terrace house with loft conversion and HMO licence for six people, would easily revert to a family home. Previously let at £3,900 pcm or £46,800 per annum, in a great location for student letting being in close proximity to Brighton and Sussex Universities. A well-maintained property that consists of six bedrooms, sociable open-plan kitchen/living area and two modern shower rooms. The generously-sized and well laid out accommodation has benefitted from a loft conversion providing two of the bedrooms and a second shower room. An ideal investment opportunity with potential for high returns in a popular location for students, and good transport links into the city centre nearby. Vacant with no onward chain.

Approach
Mainly lawned front garden, steps ascend to front entrance.

Entrance Hall
Stairs to first floor.

Kitchen/Living Area
5.75m x 3.25m (18'10" x 10'7")
Range of modern fitted units at eye and base level with worktops over. Stainless steel sink, spaces for appliances, built-in oven with gas hob and canopy extractor hood over. Window to rear, and door to rear garden.

Bedroom
3.79m x 3.68m (12'5" x 12'0")
Window to front.

FIRST FLOOR LANDING
Stairs to second floor.

Bedroom
3.55m x 2.01m (11'7" x 6'7")
Window to front.

Bedroom
3.06m x 2.09m (10'0" x 6'10")
Window to front.

Bedroom
3.64m x 3.28m (11'11" x 10'9")
Window to rear.

Shower Room
Window to rear. Shower enclosure, wash basin, low-level WC.

SECOND FLOOR LANDING

Bedroom
5.15m x 3.24m (16'10" x 10'7")
Velux windows to front.

Bedroom
3.83m x 1.86m (12'6" x 6'1")
Window to rear.

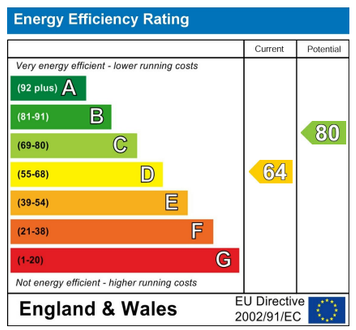
Shower Room
Window to rear. Shower enclosure, wash basin, low-level WC.

Rear Garden
Level lawned rear garden with fenced boundaries and side access.









Council Tax Band: **C**

- Great Investment Opportunity
- 1930's End of Terrace House
- Would Revert to a Family Home
- Previously Let at £3,900 pcm or £46,800 Per Annum
- Close Proximity to Universities
- Well Maintained
- Six-Bed HMO License
- Two Modern Shower Rooms
- Popular Location for Students
- NO ONWARD CHAIN

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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