

158 UPPER LEWES ROAD

BRIGHTON, BN2 3FB

£600,000
FREEHOLD

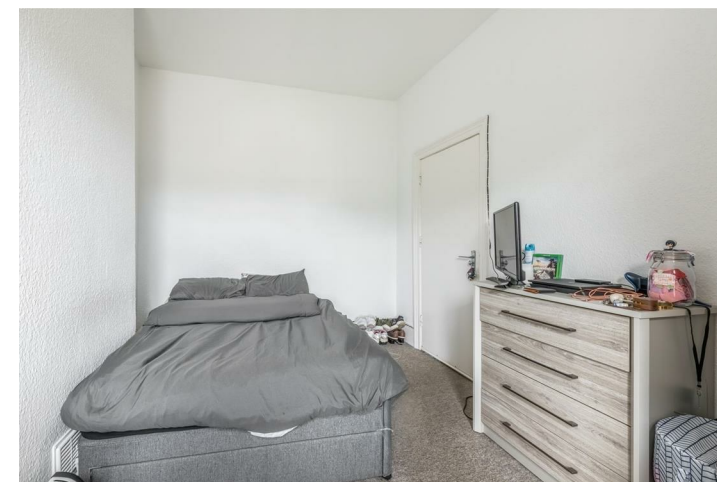
A freehold residential investment arranged as a 2 bedroom lower ground floor flat with the benefit of the good-sized rear garden, and a 4 bedroom HMO above. The properties are both currently let and produce an income of £48,000pa. The property also benefits from planning consent under application reference BH2022/01497 for a front rooflight and rear dormer to facilitate the creation of 1 No. additional bedroom. The property is well-situated close to the popular shops and cafes on both London Road and Lewes Road along with the recently upgrade The Level park.

Basement Flat - £18,000pa

HMO - £30,000pa

**Nicholas
James**

SALES LETTINGS AUCTIONS





158A Upper Lewes Road

Approximate Gross Internal Area = 45.4 sq m / 489 sq ft

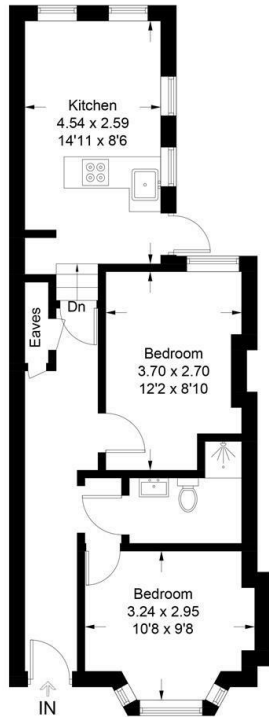


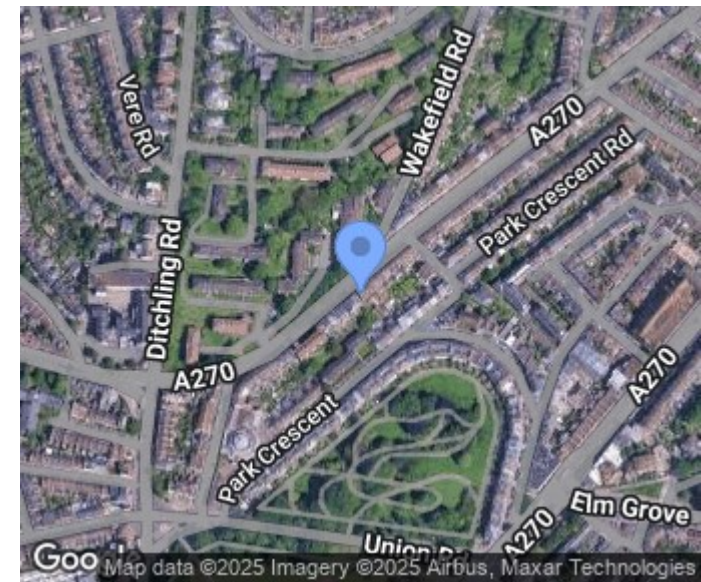
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1210324)

158, Upper Lewes Road

Approximate Gross Internal Area = 88.3 sq m / 950 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1213551)



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/tenants are advised to recheck the measurements

Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

Nicholas
James

SALES LETTINGS AUCTIONS