

# Coombe Terrace

## Brighton

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## About the property

FOR SALE BY AUCTION 21st August 2026 | Open Day 24th July 2026

A well-presented and fully licensed four-bedroom HMO investment property situated in the highly sought-after Lewes Road area, one of Brighton's most popular student locations. Conveniently positioned with local shops, amenities and regular bus services on the doorstep, the property offers excellent access to both universities, ensuring consistent tenant demand.

Currently let until 2 September 2026, the property produces an income of circa £33,000 per annum, providing an immediate and attractive return for investors.

The accommodation has been extended to the rear and comprises four bedrooms, a spacious lounge/dining room, separate fitted kitchen and bathroom. There is potential to reconfigure the layout to create a five-bedroom HMO, subject to the necessary consents and licensing requirements, offering scope to further enhance rental income.

Additional benefits include owned outright solar panels, helping to reduce running costs and improve energy efficiency.

A ready-made investment opportunity with strong income, asset management potential and an enviable position within a prime student rental area.

## Coombe Terrace Brighton



4

BEDROOM

2

RECEPTION

1

BATHROOM









SCAN HERE TO OFFER ON THIS PROPERTY

### Ground Floor

Approx. 55.9 sq. metres (601.3 sq. feet)



### First Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



Total area: approx. 90.6 sq. metres (975.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	