

Roedale Road

Brighton



Roedale Road Brighton

£500,000



7
BEDROOM

1
RECEPTION

2
BATHROOM

About the property

FOR SALE BY AUCTION 25th June 2025

Nestled on the sought-after Roedale Road in Brighton, this impressive seven-bedroom house presents a remarkable opportunity for both seasoned investors and those new to the property market. Spanning just under 1,400 square feet, this well-maintained residence is fully licensed as a House in Multiple Occupation (HMO), making it an ideal choice for generating rental income.

Yielding just under £44,000 per annum, this property boasts a strong and stable investment profile, ensuring excellent returns. The interior is in good condition, having been thoughtfully upgraded and maintained, which enhances its appeal to prospective tenants. The layout is particularly well-suited for shared living, featuring spacious communal areas that foster a welcoming environment, alongside seven generously sized bedrooms that provide comfort and privacy.

Notably, the loft has been converted, further maximising the internal space and increasing the potential for income generation. With full HMO licensing already secured, this turn-key investment allows for immediate returns with minimal hassle, making it a highly attractive proposition.

While the property is perfectly suited to continue as a high-yielding HMO, it also presents fantastic potential for a homeowner looking to create a substantial family residence. The flexible layout provides plenty of scope to reconfigure and restore the house back to a stunning single dwelling, with ample space for multiple reception rooms, bedrooms, home offices, and more.

Located in a vibrant and well-connected area with Five Ways round the corner, the home is close to excellent transport links, reputable schools, local shops, and open green spaces, making it an attractive choice for families seeking room to grow in one of Brighton's most popular neighborhoods.







SCAN HERE TO VIEW ALL AUCTION PROPERTIES



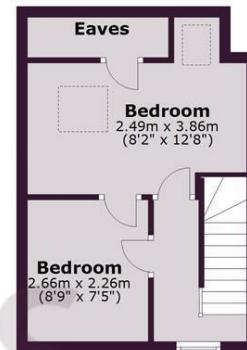
Ground Floor
Approx. 55.7 sq. metres (599.7 sq. feet)



First Floor
Approx. 49.3 sq. metres (530.5 sq. feet)



Second Floor
Approx. 24.5 sq. metres (263.6 sq. feet)



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Total area: approx. 129.5 sq. metres (1393.8 sq. feet)

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LEXTONS

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a viewing appointment:

01273 56 77 66

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

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