

# London Road

## Brighton

**LEX**TONS /  
SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



# London Road Brighton

£500,000



5

BEDROOM

1

RECEPTION

2

BATHROOM

## About the property

FOR SALE BY AUCTION 27th AUGUST 2025

This exceptional five double-bedroom, fully licensed HMO presents a remarkable opportunity for investors seeking a high-yield rental property in a prime location. Spanning just under 1,500 square feet, this well-appointed home is arranged over two floors and is offered in superb decorative order, ensuring a welcoming atmosphere from the moment you step inside.

Each of the five double bedrooms is generously sized and filled with natural light, making them perfect for professional sharers or student tenants. The property boasts a large, modern kitchen that is ideal for communal cooking and dining, alongside a separate reception room that provides ample space for relaxation and socialising—an essential feature for successful Houses in Multiple Occupation (HMOs).

Offered with vacant possession, the property is ready for immediate occupancy and comes fully furnished, including all fittings, furniture, and appliances—making it a true turnkey investment. Previously generating an impressive circa £60,000 per annum, this is a high-yield asset in one of the UK's most robust and consistently high-demand rental markets.

Its unbeatable location places you mere moments from Brighton Station, the stunning seafront, and the city's vibrant array of shops, restaurants, and entertainment options. Whether you are an experienced investor or new to the property scene, this immaculate HMO offers a unique chance to secure a valuable asset in a highly sought-after area. Don't miss out on this standout opportunity.















## What the owner says

When we purchased this property in 2010, it was very much in an unloved and neglected condition.

It has been an absolute pleasure for me and my team to transform the property into a high-yielding HMO that consistently delivers exceptional returns.

The property has always rented exceptionally well, attracting high-calibre tenants year on year who are willing to pay premium rates to secure accommodation here. I see absolutely no reason why this trend will not continue for the foreseeable future.

The location of the property, generous room sizes, and thoughtful layout all complement its ability to maintain its prominence as one of Brighton's leading HMOs. It is ideally suited for young, upwardly mobile professionals/student who appreciate quality accommodation in a prime location.

Throughout my ownership, I have experienced no negative issues with neighbours or the freeholder, which speaks for both the quality of tenants the property attracts and the quality and location of the property.

It is quite a wrench to let this property go, but personal circumstances have now taken precedence.

The new owner will be acquiring not just a property, but a proven investment with an established track record of success.



SCAN HERE TO VIEW ALL AUCTION PROPERTIES





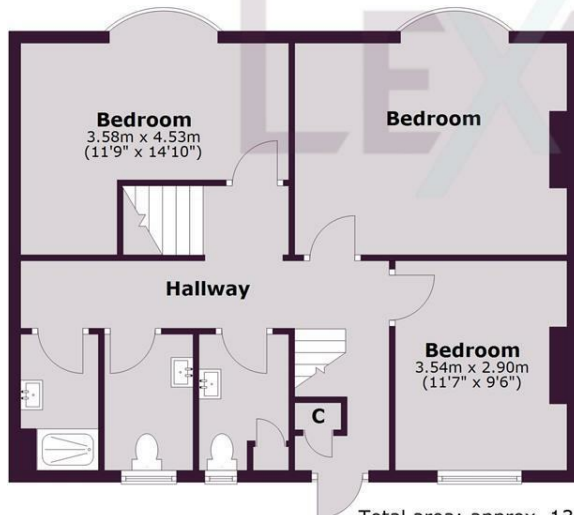
### Ground Floor

Approx. 4.1 sq. metres (44.6 sq. feet)



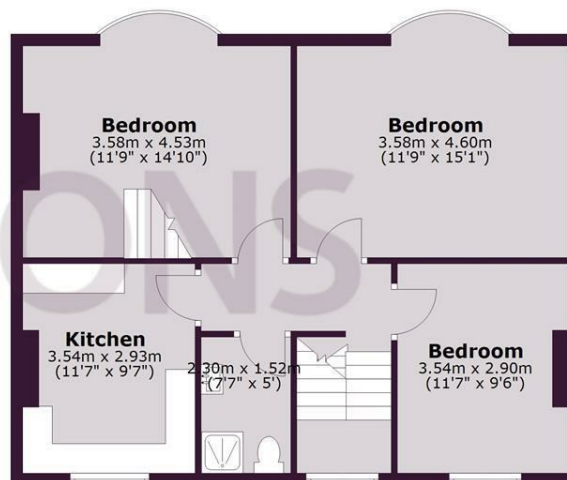
### First Floor

Approx. 67.2 sq. metres (723.7 sq. feet)



### Second Floor

Approx. 67.3 sq. metres (724.0 sq. feet)



Total area: approx. 138.6 sq. metres (1492.3 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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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>                            | 70      | 77        |
| (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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |