John Hilton

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Est 1972

Egremont Place, Brighton, BN2 0GB

Approximate Gross Internal Area = 104.9 sq m / 1129 sq ft



John Hilton

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



Total Area Approx 1129.00 sq ft

34 Egremont Place, Brighton, BN2 0GA

To view, contact John Hilton:
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34 Egremont Place
Brighton
BN2 0GA

An excellent buy-to-let investment opportunity to acquire this spacious five double-bedroom HMO property, ideally positioned in the highly sought-after Queen's Park area, close to the vibrant Kemp Town seafront and local amenities.

Occupying the first and second floors of an attractive corner period property, the maisonette offers well-proportioned accommodation arranged over two floors with its own separate street entrance. Light and airy accommodation with a recently refreshed interior and a favourable triple aspect and double-glazed sash windows. Ideally suited to the HMO rental market for both students and professional sharers due to its location, with potential for high returns. The property further benefits from direct sea views to the rear, and there is potential to convert the loft (subject to the necessary planning permissions and consents), offering scope to further enhance the accommodation.

The location is well-suited to the student rental and professional sharer markets, with easy access to the Royal Sussex County Hospital, local shops, cafés, restaurants, and transport links to the Universities. Queen's Park and Kemp Town remain popular areas with strong rental demand, making this an appealing buy-to-let investment opportunity.

The property is offered with a Share of the Freehold.











Council Tax Band: **B**

- Excellent Buy-to-Let Investment Opportunity
- Five-Bedroom HMO
- Attractive Period Corner Property
- Generously Sized Maisonette
- Occupying the First & Second Floors
- Strong Student & Professional Sharer Rental Demand
- Newly Refreshed Interior
- Potential for Loft Conversion (Subject to Planning)
- Separate Street Entrance
- Share of Freehold

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