



Elm Grove, BN2

Guide Price £475,000-£500,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Elm Grove, BN2

4 Bedrooms | 1 Reception Room | 3 Bathrooms | 1170 sq ft |

Tenure: Freehold

Situated on the ever-popular Elm Grove in Brighton, this well-maintained five-bedroom terraced house offers a superb investment opportunity for landlords seeking a fully operational, income-producing HMO in one of the city's strongest rental locations.

Licensed and currently operating as a House in Multiple Occupation, the property achieves a solid annual rental income of £41,000, with consistent occupancy and appeal primarily to students and young professionals. The vibrant and dynamic nature of Brighton's rental market, coupled with its proximity to multiple universities and the city centre, ensures strong demand year-round.

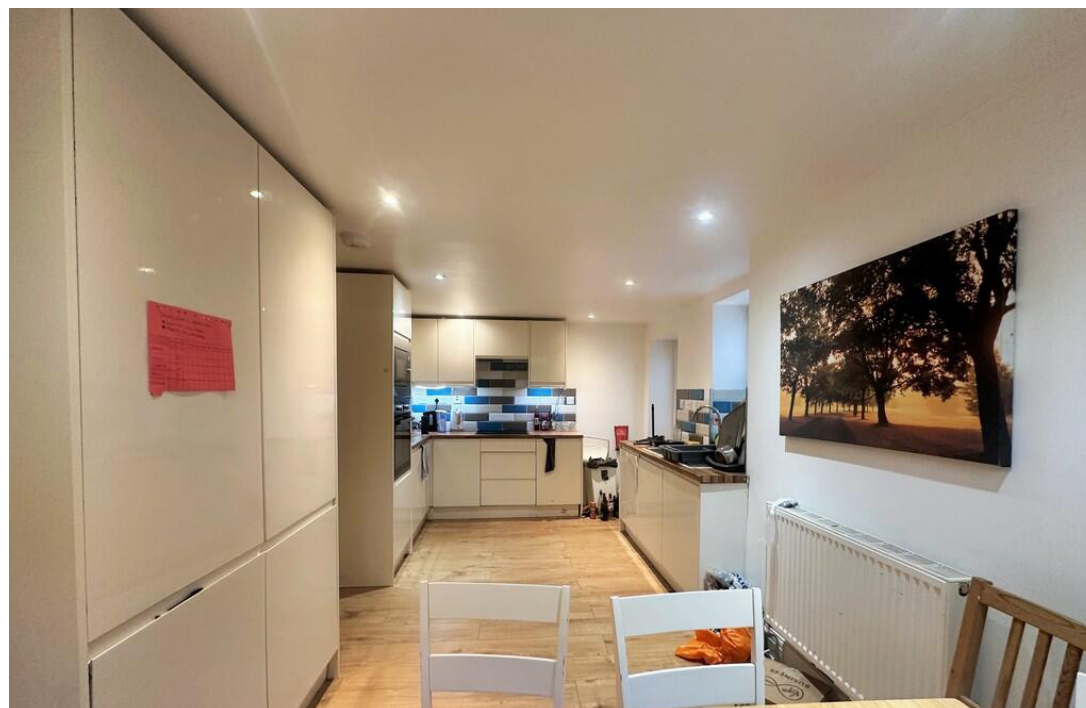
Presented in good decorative order, the house has been thoughtfully arranged to suit shared living. Each of the five bedrooms offers comfortable, well-sized accommodation, while the communal areas are designed to balance privacy and

functionality. The property also benefits from a modern kitchen and shared bathroom facilities, making it well-suited to the needs of today's tenants.

To the rear, a private patio garden provides valuable outdoor space—an increasingly desirable feature for renters looking for a mix of indoor and outdoor living.

The location is ideal for student tenants, with easy access to Brighton city centre, the University of Brighton, and Sussex University via regular bus routes and cycle paths. The surrounding area is packed with local amenities, including shops, cafes, parks, and supermarkets, all within walking distance.

Whether you're expanding your investment portfolio or entering the buy-to-let market, this property represents a turnkey opportunity with a proven track record of rental success. It offers both short- and long-term income potential in a well-established and sought-after rental zone.





Elm Grove, Brighton, BN2 3DD

Approximate Gross Internal Area = 108.7 sq m / 1170 sq ft



Location Guide

Perfectly positioned on Elm Grove, one of Brighton's most popular areas for student living, this property offers unrivalled convenience and excellent access to key university campuses, transport links, and local amenities.

78A Elm Grove sits in a prime location for students, just a short walk or quick bus ride from both the University of Brighton's Moulsecoomb and City Campuses as well as easy connections to the University of Sussex. Multiple frequent bus routes run directly along Elm Grove, making commuting fast and straightforward.

Key student-friendly benefits of the location include:

University of Brighton (Moulsecoomb Campus) – approx. 15 minutes on foot

University of Brighton (City Campus) – approx. 20-minute walk or 10 minutes by bus

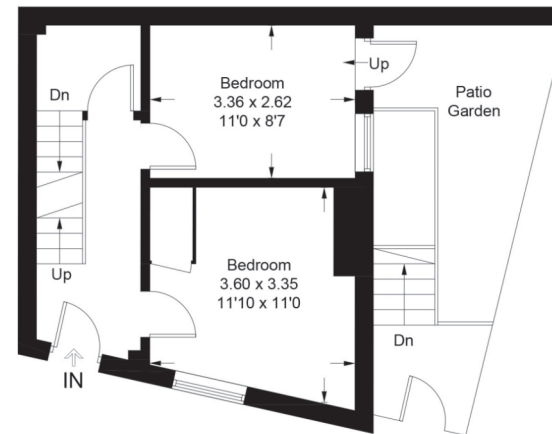
University of Sussex – accessible in under 30 minutes via direct bus routes

Brighton Station – quick bus access for weekend trips or commutes

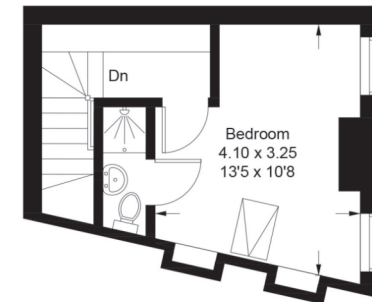
Lewes Road and London Road – nearby hotspots for supermarkets (including Aldi and Sainsbury's), cafes, takeaways, and student essentials

The Level and Queen's Park – green spaces ideal for relaxing or outdoor study sessions

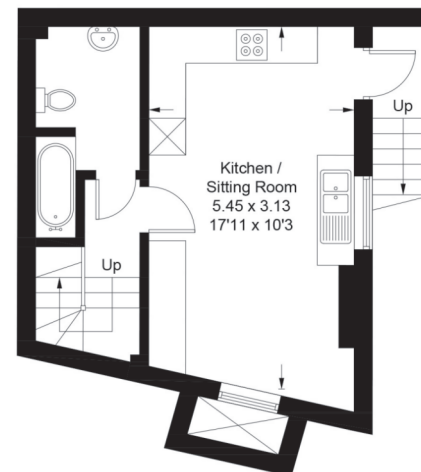
Elm Grove itself offers a community feel while remaining close to the lively city centre and seafront. It's a well-established student hub thanks to its balance of affordability, convenience, and access to amenities—making this property highly desirable and easy to let year-round.



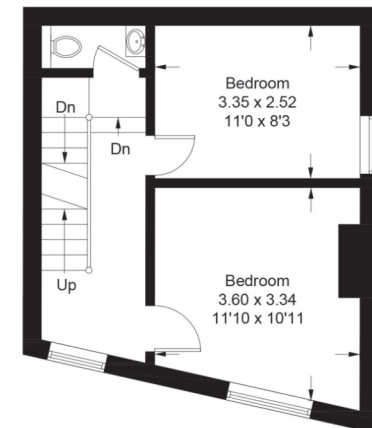
Ground Floor



Second Floor



Lower Ground Floor



First Floor

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