



**6 Bed
House
located in**

 **MyHausProperty**
Sales & Lettings

7 Grand Parade
Brighton
BN2 9QB



Asking Price £630,000

Occupying a prime position on Brighton's iconic Grand Parade, this vacant six-bedroom HMO represents a rare investment opportunity with substantial scope for value creation.

Previously fully let, the property is now offered with vacant possession, providing investors with a blank canvas to reposition and enhance returns. Generously arranged over several floors, the accommodation includes a large communal kitchen and a spacious shared living room, an increasingly desirable feature in the student and professional rental market.

Additional assets include a private rear garden and the rare benefit of a garage, offering flexibility for parking, storage, or potential conversion (STPP).

Located within the Valley Gardens conservation area, the property is just minutes from the University of Brighton's city campus, the Royal Pavilion, and the seafront, ensuring ongoing rental demand and strong occupancy rates.

With thoughtful modernisation, reconfiguration, or extension (subject to the usual consents), there is clear potential to increase yields significantly.

Investment Highlights:

Vacant six-bedroom HMO with scope to reposition



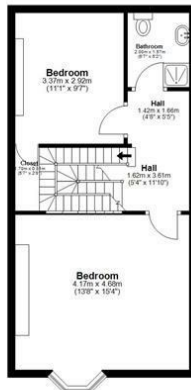
Ground Floor

Approx. 77.8 sq. metres (837.1 sq. feet)



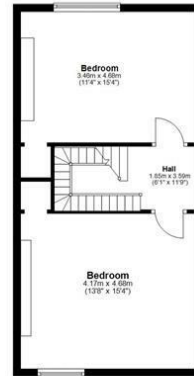
First Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



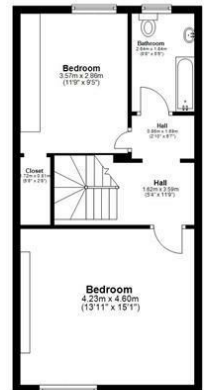
Second Floor

Approx. 44.9 sq. metres (483.3 sq. feet)



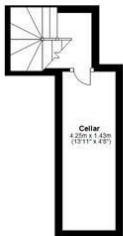
Third Floor

Approx. 44.6 sq. metres (480.2 sq. feet)

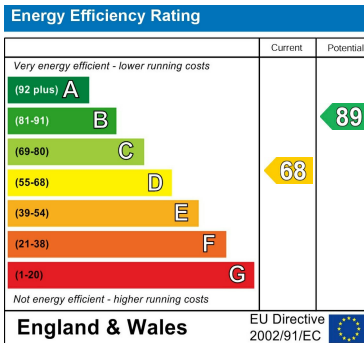


Basement

Approx. 9.3 sq. metres (100.2 sq. feet)



Total area: approx. 220.4 sq. metres (2372.5 sq. feet)



DIRECTIONS

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