



MyHaus Brighton
Sales & Lettings



**6 Bed
House
located in**



MyHaus Property
Sales & Lettings

**7 Grand Parade
Brighton
BN2 9QB**



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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.

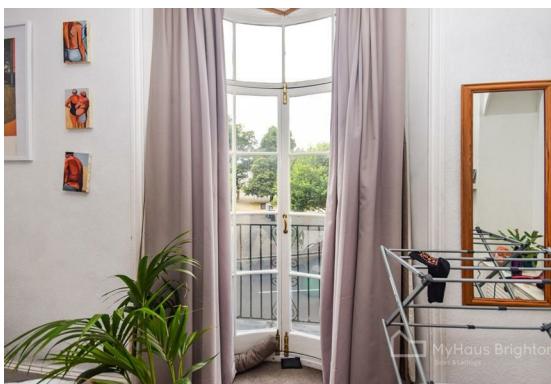
Additional assets include a private rear garden and the rare benefit of a garage, offering flexibility for parking, storage, or potential conversion (STPP).

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:

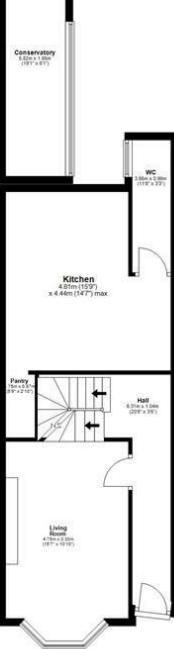
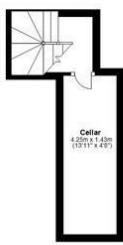
Vacant six-bedroom HMO with scope to reposition



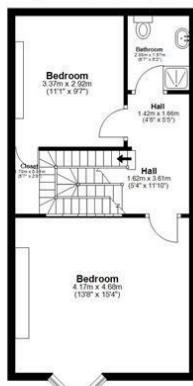
Ground Floor
Approx. 77.8 sq. metres (837.1 sq. feet)



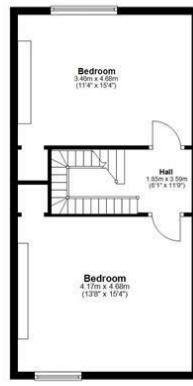
Basement
Approx. 9.3 sq. metres (100.2 sq. feet)



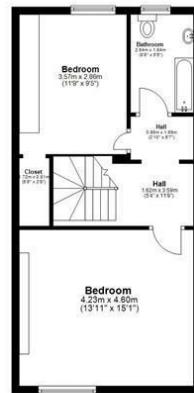
First Floor
Approx. 43.8 sq. metres (471.6 sq. feet)



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

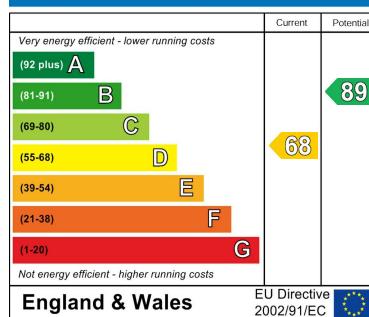


Third Floor
Approx. 44.6 sq. metres (480.2 sq. feet)



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

Energy Efficiency Rating



DIRECTIONS

CONTACT

64 Queens Road
Brighton
East Sussex
BN1 3XD

E: info@myhausbrighton.co.uk

T: 01273 286788

myhausbrighton.co.uk