



**8 Bed  
House - Terraced  
located in**

**42 Grand Parade**

**Brighton**

**BN2 9QA**



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## Offers In Excess Of £725 000

An exceptional investment opportunity in the heart of Brighton—this expansive five-storey HMO is ideally located on Grand Parade, just moments from the seafront, city centre, Brighton Pavilion, and main transport links. With a mix of existing rental income and further scope for development, this property is perfectly suited for serious investors seeking both stability and growth.

Currently arranged as seven self-contained bedsit flats and an additional one-bedroom basement flat, the property is fully licensed and compliant with current HMO standards. Each unit benefits from its own facilities, offering a practical and low-maintenance setup for professional tenants or students—an ever-reliable rental market in Brighton.

The property also boasts a substantial loft space, currently used for storage. This space could offer potential for conversion, subject to planning permission, providing an opportunity to increase rental capacity or add a premium unit.

The building offers considerable scope for refurbishment and modern upgrades, giving investors the chance to enhance yields and uplift capital value. Its flexible layout, central location, and size make it suitable for a range of strategies—from straightforward refurbishment to a more extensive reconfiguration.

### Estimated Rental Income:

The property currently has an estimated gross rental income in the





Total area: approx. 277.3 sq. metres (2984.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant.

Plan produced using PlanUp.

The chart shows the Energy Efficiency Rating scale from A to G. The scale is color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red-orange), and G (red). Each letter is enclosed in a box with its corresponding energy range and a brief description below it.

Rating	Range	Description	Current	Potential
<b>A</b>	(92 plus)	Very energy efficient - lower running costs		
<b>B</b>	(81-91)			
<b>C</b>	(69-80)			
<b>D</b>	(55-68)			
<b>E</b>	(39-54)			
<b>F</b>	(21-38)			
<b>G</b>	(1-20)	Not energy efficient - higher running costs		

EU Directive 2002/91/EC

## DIRECTIONS

## CONTACT

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