

# MONTPELIER ROAD BRIGHTON BN1 2LQ



Estate Agents



£625,000 FREEHOLD

Montpelier Road is a residential street running between Brighton Seafront and Western Road in the heart of Brighton & Hove. With the hustle and bustle of central Brighton only a few minutes' walk away this is a fantastic investment opportunity. The property is a licensed HMO with six lettable rooms arranged across its four floors making it perfect for professional sharers, students or holiday lets. The property has been finished to an exceptional standard throughout creating a stylish and elegant property from which to enjoy the benefits of city living. The accommodation is arranged across four floors offering versatile and spacious living space. The lower ground floor is home to a beautifully fitted kitchen/breakfast room.

An estimated annual rental of £43,680 produces a yield of approximately 6.5%. The property is currently let at a higher figure via an arrangement with a Brighton language school.

SALES | LETTINGS | VALUATIONS

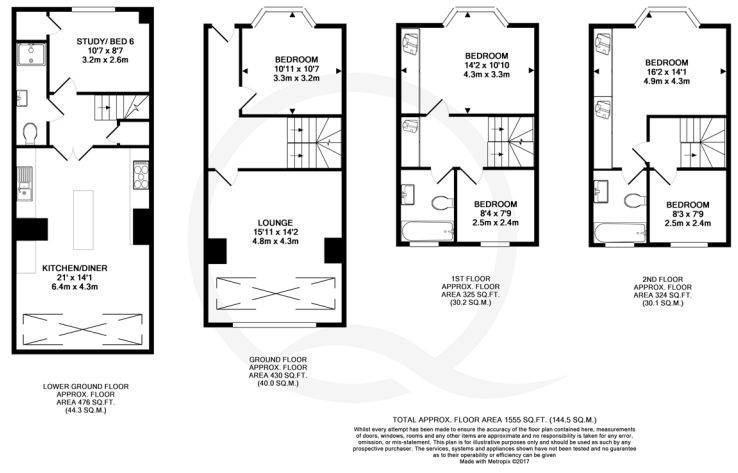


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In The Know...

**Area:** Montpelier  
**Council Tax:** Band F  
**EPC Rating:** C71  
**Floor Area:** 144.5 sqm (approx.)  
**Station:** Brighton (0.9 miles)  
**Bus Stop:** WesternRoad (150m)  
**Parking:** Permit zone Z  
**Primary School:** St Mary Magdalene Catholic School  
**Secondary School:** Dorothy Stringer; Varndean  
**Local shop:** Extensive on Western Road  
**Supermarket:** Waitrose, Waitrose Road (150m)  
**Local Gems:** Brighton Beach, The Set, The Sovereign



VIRTUAL  
 PROPERTY  
 TOUR  
 AVAILABLE

Disclaimer

Floorplan for Illustration Purposes Only – Not To Scale.

This floorplan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any areas, measurements or distances quoted are approximate and should not be used to value the property or be a basis for sale or let.

Q Estate Agents have not tested any appliances or services within the property.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.