



- An entire freehold property consisting of seven units
- Consisting of a one bedroom garden flat and 6 six studio apartments
- Superb investment opportunity
- Current annual rental income of £74,220
- Highly desirable location close to Brighton Station

Albert Road, Brighton, BN1 3RL

Asking Price Of £1,200,000

This rarely available freehold property located on Albert Road extremely close to Brighton Station really is a fantastic investment opportunity. The property is currently divided into 7 units consisting of a one bedroom patio flat and six studio apartments. The current annual income is £74,220 with all units currently let out on AST'S.



Property Description

This remarkable freehold property on Albert Road represents a prime opportunity for astute investors seeking both immediate rental income and long-term capital appreciation in one of Brighton's most sought-after locations. The property consists of seven self-contained units, thoughtfully divided to maximize rental yield. It features a charming one-bedroom garden flat, ideal for tenants who desire outdoor space, and six well-presented studio apartments, all designed to meet the high demand for rental accommodation in this vibrant city.

Currently generating an impressive annual rental income of £74,220, this property offers solid financial returns from day one. Its proximity to Brighton Station makes it particularly attractive to young professionals, commuters, and students alike, ensuring a consistent and reliable tenant base. The area's appeal is further enhanced by its proximity to the city's renowned cultural hotspots, shops, restaurants, and seafront, which makes these units highly desirable and easy to let.

The structure and layout of the property allow for flexible rental strategies, whether you're aiming for long-term lets or considering short-term rental options to capitalize on Brighton's year-round tourism. There is also the potential for value appreciation through refurbishment or reconfiguration, subject to planning permission, which could further enhance rental yields.

In a city where demand for rental properties continues to exceed supply, this fully tenanted, income-generating freehold offers an exceptional opportunity for investors to secure a stable and attractive asset. Whether you are expanding your portfolio or entering the Brighton market for the first time, this property on Albert Road presents a rare chance to benefit from both high rental returns and long-term growth in one of the South Coast's most dynamic property markets.



Accommodation

BASEMENT FLAT

LOWER GROUND FLOOR
ENTRANCE HALL
BEDROOM
14' 6" x 13' 1" (4.42m x 3.99m)
SHOWER ROOM
KITCHEN
SITTING ROOM
17' 2" x 13' 9" (5.23m x 4.19m)
OUTSIDE
PRIVATE REAR PATIO GARDEN

GROUND FLOOR FLAT 1

ENTRANCE HALL
STUDIO ROOM & KITCHEN
16' 4" x 12' 10" (4.98m x 3.91m)
SHOWER ROOM

GROUND FLOOR FLAT 2

ENTRANCE PORCH
STUDIO ROOM & KITCHEN
17' 2" x 14' 5" (5.23m x 4.39m)
SHOWER ROOM

FIRST FLOOR FLAT 3

ENTRANCE PORCH
STUDIO ROOM & KITCHEN
17' 10" x 12' 10" (5.44m x 3.91m)
SHOWER ROOM

FIRST FLOOR FLAT 4

ENTRANCE PORCH
STUDIO ROOM & KITCHEN
17' 6" x 14' 6" (5.33m x 4.42m)
SHOWER ROOM

SECOND FLOOR FLAT 5

ENTRANCE PORCH
STUDIO ROOM
14' 10" x 11' 11" (4.52m x 3.63m)
KITCHEN
7' 5" x 5' 11" (2.26m x 1.8m)
STORAGE CUPBOARD
BATHROOM

SECOND FLOOR FLAT 6

ENTRANCE PORCH
STUDIO ROOM & KITCHEN
17' 7" x 15' 0" (5.36m x 4.57m)
SHOWER ROOM



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Approximate Gross Internal Area = 240.1 sq m / 2584 sq ft

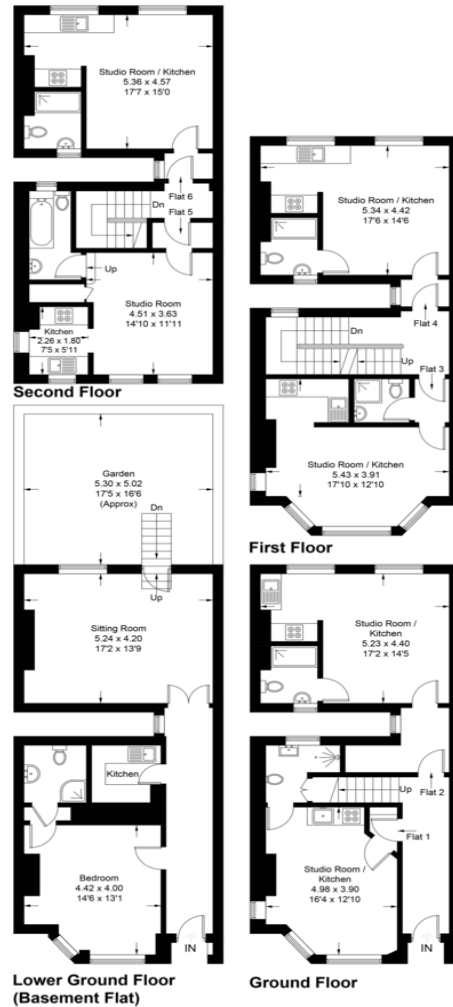


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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