



**8 Bed  
House - Terraced  
located in**

**42 Grand Parade**  
**Brighton**  
**BN2 9QA**



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## Offers In Excess Of £850 000

Discover this substantial 5-floor HMO, located in the centre of Brighton -Grand Parade, featuring 7 bedsit flats and an additional basement flat. Ther property also features loft space which is currently used for storage but of a substantial size .This property offers immense potential for renovations and modern upgrades, making it an excellent investment opportunity.







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

Grand Parade, Brighton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## DIRECTIONS

## CONTACT

64 Queens Road  
Brighton  
East Sussex  
BN1 3XD

E: [info@myhausbrighton.co.uk](mailto:info@myhausbrighton.co.uk)

T: 01273 286788

[myhausbrighton.co.uk](http://myhausbrighton.co.uk)