

32 Queens Road, Brighton, BN1 3YE

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Queens Road, Portsmouth, PO2 7NB Asking Price £280,000 Freehold

Coming to the market soon with planning permission granted for a 6-bed HMO, this substantial three-storey property offers exceptional investment potential. With generous room sizes, two existing kitchens, and a highly adaptable layout, it's perfectly suited for conversion into a high-yield multi-let.

Spread over three floors, the home includes multiple reception spaces, bathrooms on different levels, and a large top-floor bedroom, providing excellent scope to maximise rental income. Situated in a sought-after location close to amenities and transport links, this is an ideal opportunity for investors looking for strong returns and long-term demand.



Ground Floor

Doors leading to lounge, bedroom and kitchen. Door leading to rear garden. Under stairs storage and meters. Radiator. Laminate to floor. Plain walls and ceiling.

Lounge

14'7" x 10'8" (4.45 x 3.27)
Double glazed bay window. Wooden flooring. Picture rail. Radiator. Plain walls and ceiling

Bedroom 1 (Ground floor)

11'6" x 10'8" (3.53 x 3.27)
Plain walls and ceiling. Radiator. Carpet laid to floor. Double glazed window to rear.

Bedroom Two (Ground Floor)

10'9" x 4'9" (3.29 x 1.45)
Double glazed window to side aspect. Carpet laid to floor. Plain walls and ceiling. Dado rail.

Kitchen

11'9" x 7'8" (3.59 x 2.34)
Wall and base units. Space for fridge freezer, washing machine, tumble dryer and cooker. Extractor hood. Boiler. Splash back tiles. Plain walls and ceiling. Spot lights. Laminate to floor. Radiator. Double glazed window to side aspect. Door to bathroom.

Bathroom

7'7" x 6'6" (2.33 x 2.00)
Obscure double glazed window to rear. Vinyl laid to floor. Bath with shower overhead. Tiles around bath. Sink with mixer tap. W/C. Radiator. Plain walls and ceiling.

First Floor

Lounge (Top Floor)

14'0" x 11'9" (4.28 x 3.59)
Double glazed window to rear aspect. Fire place. Carpet to floor. Picture rail. Plain walls and ceiling

Dining Room (Top Floor)

11'6" x 10'9" (3.51 x 3.28)
Double glazed bay window to front aspect. Carpet laid to floor. Picture rail. Plain walls and ceiling. Radiator. Stairs leading to bedroom.

Kitchen (Top Floor)

13'9" x 7'8" (4.2 x 2.34)
Obscure double glazed window to side aspect. Wall and base units. Tiled splash backs. Space for fridge freezer, washing machine, tumble dryer and cooker. Extractor hood. Spotlights. Plain walls and ceiling. Laminate to floor.

Bathroom (Top Floor)

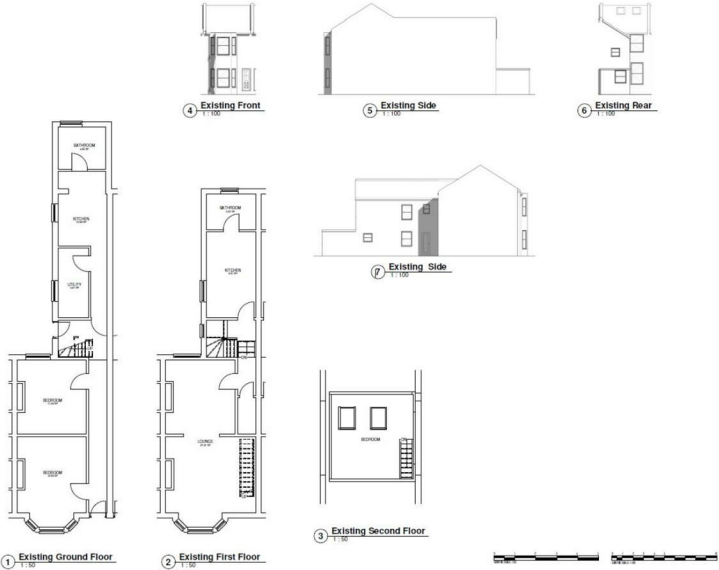
7'10" x 5'3" (2.40 x 1.62)
Obscure double glazed window to rear aspect. Bath with shower overhead. Screen door. Tiles around bath. Sink unit. WC. Plain walls and ceiling. Boiler

Bedroom (Top Floor)

12'9" x 12'8" (3.89 x 3.87)
Two Velux windows to rear aspect. Spotlights. Plain walls and ceiling. Carpet laid to floor.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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