



## Montpelier Road, Brighton BN1 2LQ

*6 bedroom HMO available on its own or as a pair. Producing £52,500 per annum. Very central location within easy reach of Central Brighton, seafront and Brighton railway station.*

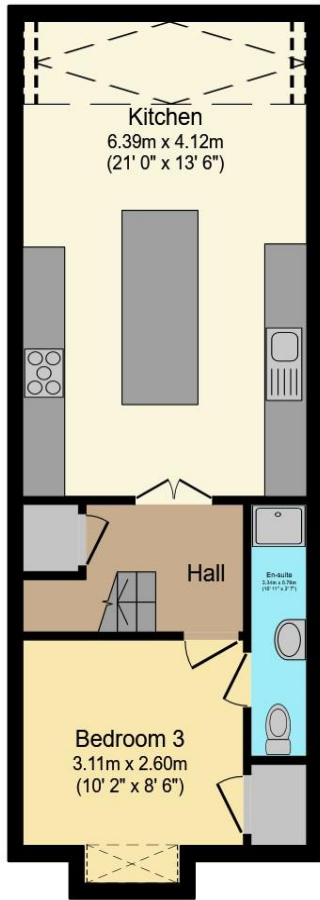
**welcome to**

## **Montpelier Road, Brighton**

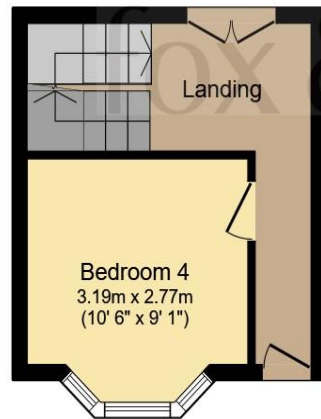
A fantastic opportunity to acquire a 6 bedroom HMO currently fully let at £52,500 per annum. Part of a pair of neighbouring properties that are available individually or as a pair. All the bedrooms are double size and there is a large communal living/kitchen/dining area in the lower ground floor. Montpelier Road is an extremely popular and central road running from seven dials to Brighton seafront, this property is on the lower section, no more than 100 metres from Brighton seafront.



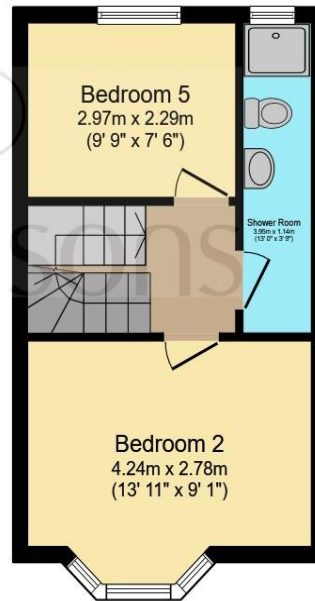




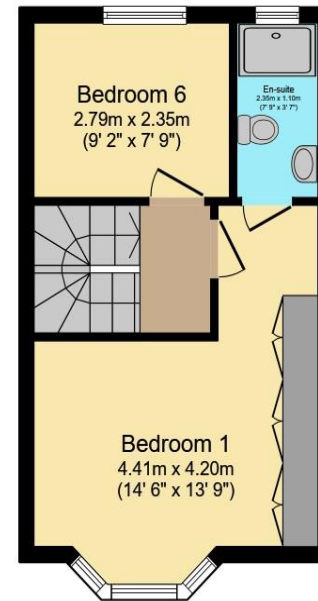
**Basement**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 122.0 m<sup>2</sup> (1,313 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

A wide range of independent shops, bars, cafes and restaurants are all within easy walking distance as well as a large Waitrose supermarket. The property has been modernised in recent years and was formerly used as an Air B&B.

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## Montpelier Road, Brighton

- 6 bedroom HMO
- Currently producing £52,500
- Fantastic location
- Available on its own or as a pair
- Good condition throughout
- Large communal kitchen/living area
- Less than 100m from Brighton seafront
- No forward chain

Tenure: Freehold EPC Rating: C

offers over

**£550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BHF114248 - 0003

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**01273 777000**



[westernrd@fox-and-sons.co.uk](mailto:westernrd@fox-and-sons.co.uk)



117-118 Western Road, BRIGHTON, East  
Sussex, BN1 2AD



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