



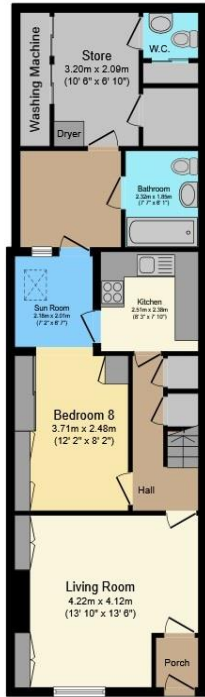
Grand Parade, Brighton BN2 9QA

welcome to

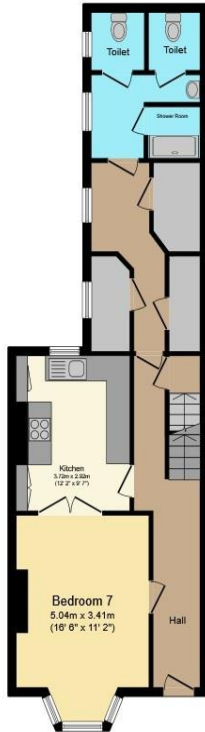
Grand Parade, Brighton

Rarely does an opportunity come to market that offers so much potential as this unbroken freehold investment that is arranged over 5 floors and would make an ideal buy to let. Sold with no onwards chain and vacant possession. Located close to Brighton Town centre, the beach & Brighton train station.





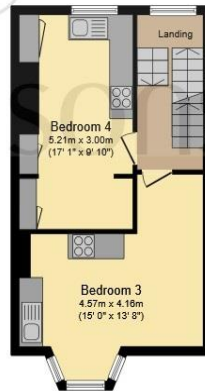
Lower Ground Floor



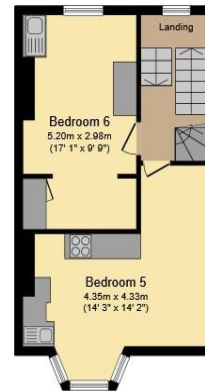
Ground Floor



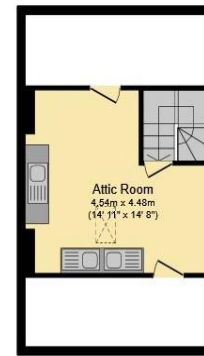
First Floor



Second Floor



Third Floor



Fourth Floor

Total floor area 277.9 m² (2,992 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

Unbroken Freehold Investment which is being sold with full vacant possession. Currently it is arranged as 6 bedsits and 2 self-contained flat and an attic accessible by stairs.

It is just under 3,000 sq ft and offers huge potential. Spread across five floors, this property offers ample space and versatility to be retained in its current form as an HMO or for full renovations STP for development into individual apartments. This property is a fantastic investment opportunity. The potential for renovation and modernisation offers the chance to significantly increase rental income and property value.

The property is ideally located within walking distance of Brighton Lanes, Lewes Road, and Kempdown's vibrant high street, offering a great mix of shops, cafes and restaurants. It is also well connected to Brighton Marina, Hove, and Portslade with nearby attractions including Victoria Gardens, the royal pavilion, museums, theatres and the beach-all easily accessible for both leisure and daily needs.

welcome to

Grand Parade, Brighton

- Unbroken Freehold Investment
- 6 Studios and 2 one bed
- Just under 3,000 sq ft
- Vacant Possession
- Huge Potential

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers over
£725,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107677



Property Ref:
KET107677 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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