



Upper Rock Gardens, Brighton, BN2 1QE

welcome to

Upper Rock Gardens, Brighton

This impressive Boutique bed & breakfast occupies a prime central Brighton location and provides extensive, income-generating accommodation with scope for continued strong rental returns. Benefiting from multiple en-suite bedrooms, generous communal living space and a prime location.





Situated in the highly sought-after Upper Rock Gardens, moments from Brighton Seafront, the city centre and the vibrant amenities of Kemptown, this substantial nine-bedroom townhouse represents an exceptional investment opportunity. Arranged over five floors and extending to approximately 2,548 sq ft (236.8 sq m), the property is configured to provide nine well-proportioned letting rooms, the majority benefiting from private en-suite shower facilities, making it ideally suited for professional sharers or student accommodation. The lower ground floor features a spacious communal living area alongside a fitted kitchen and an additional bedroom with access to a shower room. The ground floor provides two further bedrooms, both served by en-suite facilities, together with an entrance hall and porch. The upper floors continue to offer a selection of generously sized bedrooms, several with en-suite shower rooms, arranged around bright landings and staircases. The property's room configuration offers an attractive balance of private and communal space, with the large shared living area creating a sociable hub for residents. Period proportions, bay-fronted rooms and flexible accommodation combine to create a highly desirable rental investment in one of Brighton's most established residential locations. Upper Rock Gardens enjoys an enviable central position within easy walking distance of Brighton Beach.

Total floor area 236.8 m² (2,548 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.propertybox.io

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- Substantial period townhouse
- Nine letting rooms
- Multiple en-suite shower rooms
- Communal living room
- Two fitted kitchens

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: Deleted

£900,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KET108318 - 0003

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