



Stanmer Park Road, Brighton, BN1 7JL

Asking Price £525,000

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An attractive bay-fronted period house in a popular Brighton location, currently a 6-bedroom HMO generating £43,200 p.a. Offered with vacant possession from August 2026, this 1292 sq ft property presents an excellent opportunity for conversion into a family home or continued investment

Positioned in a highly sought-after Brighton location, moments from the vibrant Fiveways area, this attractive bay-fronted period house offers a unique opportunity for both investors or those seeking to create a substantial family home. Currently configured as a six-bedroom House in Multiple Occupation (HMO), the property generates a significant annual income of £43,200, making it an appealing prospect for buy-to-let investors looking for an immediate return.

Extending to a generous 1292 square feet, this residence boasts two bathrooms and one reception room within its current layout. The property is offered for sale with vacant possession, as the current tenants are due to vacate in August 2026, providing a clear pathway for the new owner to either continue its successful HMO operation or embark on a transformative conversion. Subject to the necessary planning consents, there is considerable scope to reimagine this property as a magnificent family house, restoring its period charm while incorporating modern living requirements.

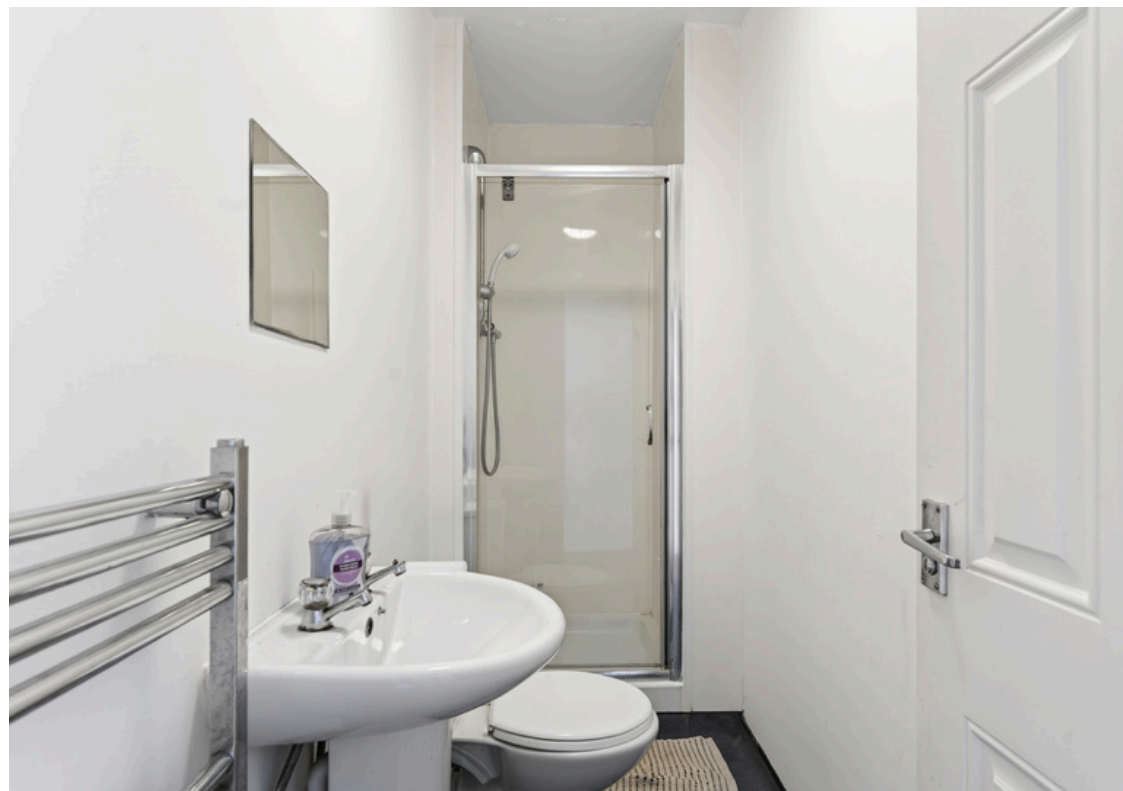
The interior, while functional, offers a blank canvas for improvement and the addition of a personal stamp. This presents a fantastic opportunity for buyers to tailor the property to their exact tastes and specifications, enhancing its value and appeal.

Imagine creating open-plan living spaces, modernising the kitchen and bathrooms, or reconfiguring the bedrooms to suit a family dynamic. The inherent character of a period property, combined with the potential for contemporary upgrades, promises a truly special outcome.

Outside, the property benefits from a west-facing rear garden, offering a pleasant outdoor space perfect for relaxation, al fresco dining, or gardening. The orientation ensures ample afternoon and evening sunshine, creating an inviting environment for residents.

Its prime location near Fiveways ensures excellent connectivity and access to a wealth of local amenities, including independent shops, cafes, parks, and highly-regarded schools. Brighton city centre, with its extensive shopping, dining, and entertainment options, along with the mainline railway station offering direct links to London, is also within easy reach. The proximity to various transport links further enhances its desirability for both residents and potential tenants.

This property is offered to the market with no onward chain, simplifying the purchasing process for prospective buyers. Whether you are an investor seeking a high-yielding asset or a family looking for a substantial home with the potential to be truly bespoke, this versatile Brighton house represents an exceptional opportunity.





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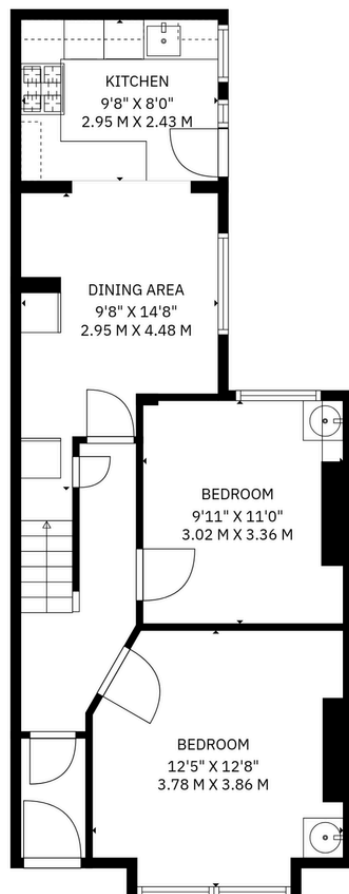
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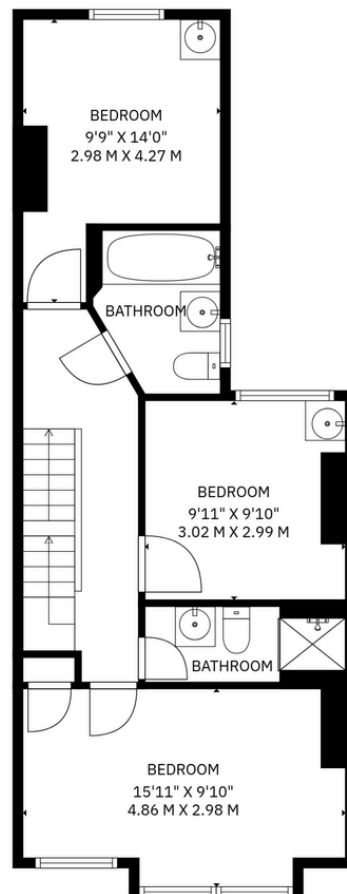


A new way of marketing property

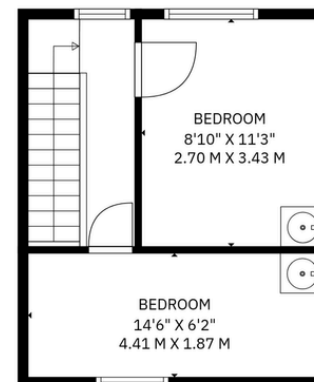
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

Agents Notes
Tenure Freehold
Council Tax Band D

Energy Performance Certificate		Current	Potential
Score	Energy rating		
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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