



9 am - 8 pm  
t holders  
only

Atlingworth Street, BN2  
**Offers In Excess Of £900,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



## INTRODUCING

# Atlingworth Street, BN2

8 Bedroom HMO | Additional 1 Bedroom Flat  
3229 sq ft | Fully Rented | HMO Licensed

This substantial Georgian townhouse, perfectly situated in the heart of Kemptown, offers an exceptional investment opportunity just steps away from Brighton's iconic seafront. Comprising an 8-bedroom licensed HMO and an additional self-contained 1-bedroom flat in the basement, this property is fully rented with a current annual rental income of £69,000, and an ongoing rental increase in progress. With no onward chain, it provides immense potential for landlords and investors alike, whether looking to maximize rental yield or modernize to enhance its value further.

From the front door, you can catch a glimpse of the sea at the end of the road, and a 60-second walk takes you right to the beach. Kemptown, one of the most fashionable areas in the city, is known for its lively, al fresco lifestyle and its rich array of amenities. The local area is filled with beach bars, a yoga centre, Soho House, and a farmer's market. Kemp Town Village, with its specialist shops, cafes, supermarkets, and restaurants, is just a 2-minute walk away, making this property highly desirable for renters. The vibrant St James' Street is also close by, filled with bars and restaurants and hosting annual events like Brighton Pride.

In addition to its prime location, the property benefits from excellent transport links. Brighton's mainline station is just 15 minutes away by bus, offering fast connections to Gatwick and London, making commuting feasible for professionals. Theatres, the Lanes of central Brighton, and the waterfront restaurants of Brighton Marina are all within a short 10-15 minute walk along the seafront or through the bustling streets of Kemptown. For those traveling by car, the A23/A27 and coast road are easily accessible.

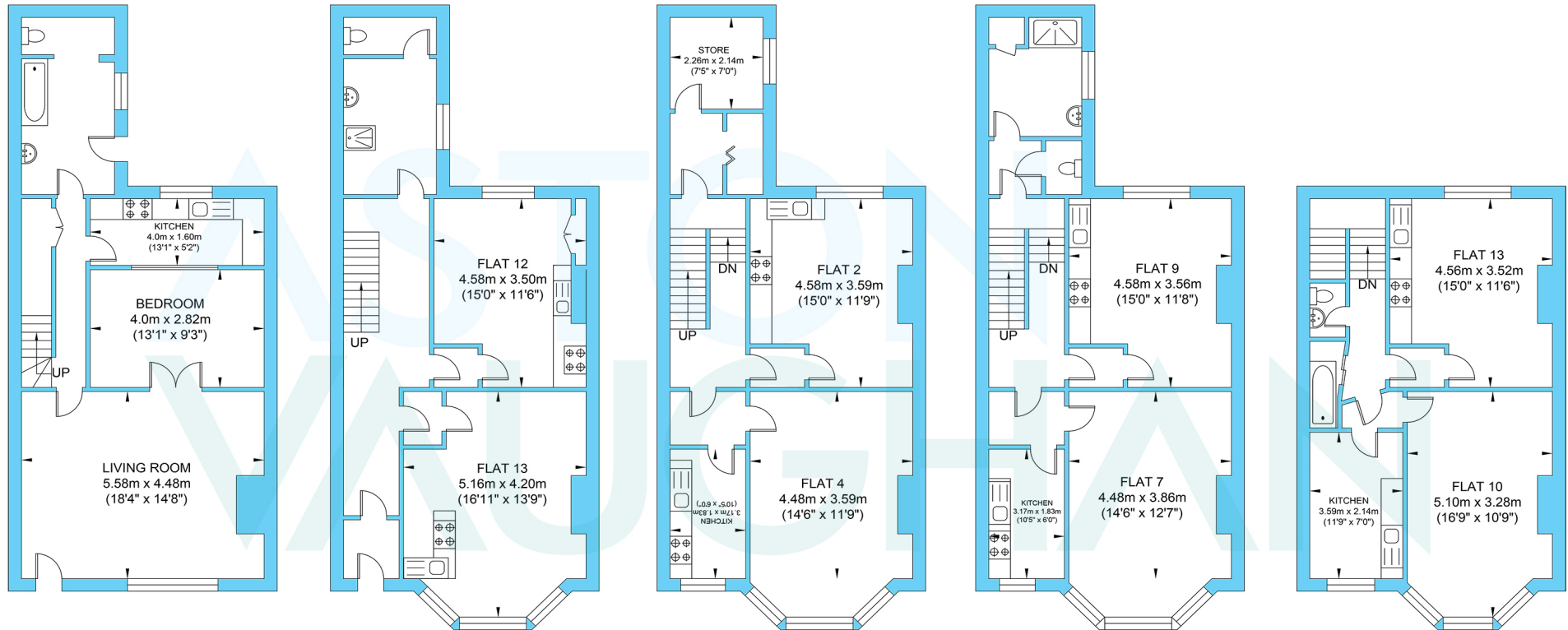
This rare opportunity to acquire such a versatile and well-located property in one of Brighton's most popular areas makes it an outstanding investment. Whether you are a seasoned landlord or an investor looking to take advantage of Brighton's thriving rental market, this property's central location and strong rental potential make it an ideal addition to any portfolio.







# Atlingworth Street



Lower Ground Floor  
Approximate Floor Area  
652.29 sq ft  
(60.60 sq m)

Ground Floor  
Approximate Floor Area  
670.59 sq ft  
(62.30 sq m)

First Floor  
Approximate Floor Area  
670.59 sq ft  
(62.30 sq m)

Second Floor  
Approximate Floor Area  
670.59 sq ft  
(62.30 sq m)

Third Floor  
Approximate Floor Area  
564.02 sq ft  
(52.40 sq m)

Approximate Gross Internal Area = 299.99 sq m / 3229.06 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.