



**2 Bed
Apartment
located in**

 **MyHausProperty**
Sales & Lettings

48 London Road
Brighton
BN1 4JD



Price Guide £265,000

Two-Bedroom Flat | Central Brighton | Ideal Investment | 6.5% Yield

Located on busy London Road in central Brighton, this two-bedroom flat presents an excellent investment opportunity with an estimated 6.5% gross yield. Set above commercial premises, the property benefits from its own private entrance and generous internal space, making it well suited to the local rental market.

The flat is just a four-minute walk from London Road Station and around ten minutes from Brighton Mainline Station, offering fast links to London and beyond. It's also moments from the iconic Duke of York's Picturehouse – one of the UK's oldest cinemas – as well as The Level, Preston Circus, and a wide variety of shops, restaurants, cafes, supermarkets, and pubs.

Inside, the flat is neutrally decorated with newly fitted carpets, a large living/ kitchen, two well-sized bedrooms, a spacious bathroom, and gas central heating. The property is currently vacant and ready to let, with an estimated rental income of £1,500 per calendar month (£18,000 per year), offering a gross yield of approximately 6.5% based on the £275,000 guide price.

Whether you're a local landlord looking to grow your portfolio or an overseas investor seeking reliable returns in a high-demand UK location, this flat is a smart and straightforward buy. Offered with no onward chain.

Viewings strictly by appointment with MyHaus Brighton.



Apartment

Approx. 67.9 sq. metres (731.2 sq. feet)



Total area: approx. 67.9 sq. metres (731.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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