

Jack Taggart & Co  
RESIDENTIAL SALES

**CARDEN AVENUE, BN1 8NA**  
**£1,000,000**

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Jack Taggart & Co are delighted to present this exceptional and highly versatile detached property, currently operating as a profitable licensed HMO and formerly a luxury family residence in the heart of Brighton.

Set on a generous plot, this impressive home offers a wealth of possibilities for a wide range of buyers. For developers, there is significant scope with planning permission granted in 2018 to extend and create three additional en-suite double bedrooms. For investors and landlords, the property provides an immediate income stream, currently generating circa £81,000 per annum from working professionals, with clear potential for further growth.

The property is equally well suited to alternative uses, including short-term rentals for large groups such as stag and hen parties or family reunions, or for businesses and charities requiring substantial internal space, excellent transport links and ample on-site parking.

For families, this home offers rare flexibility and scale. Formerly a luxury family residence, it is ideal for multi-generational living, providing both privacy and independence. The main house has been renovated to a high standard and is complemented by a self-contained granny annex with its own entrance and fenced separation to the large south-facing garden.

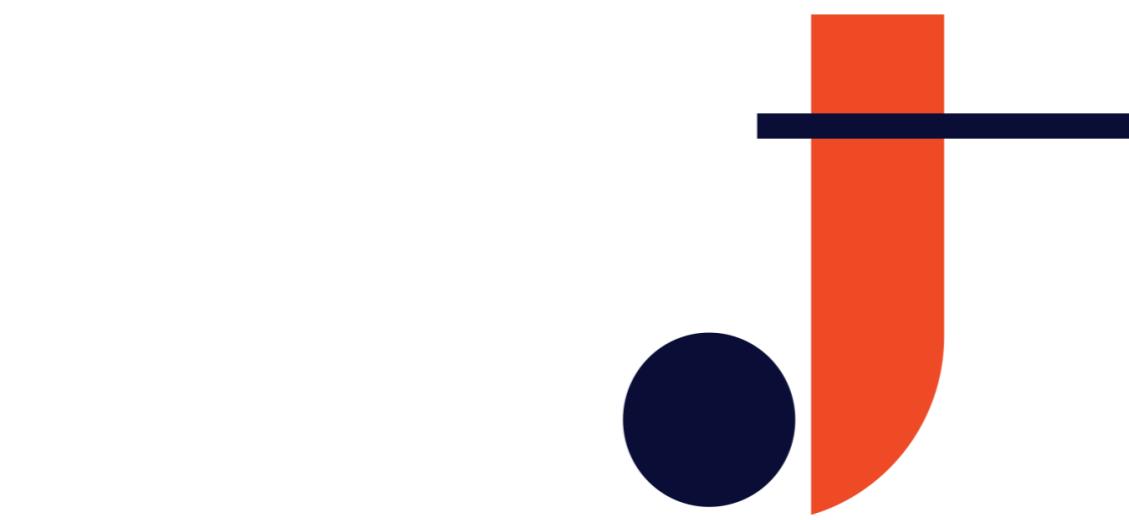
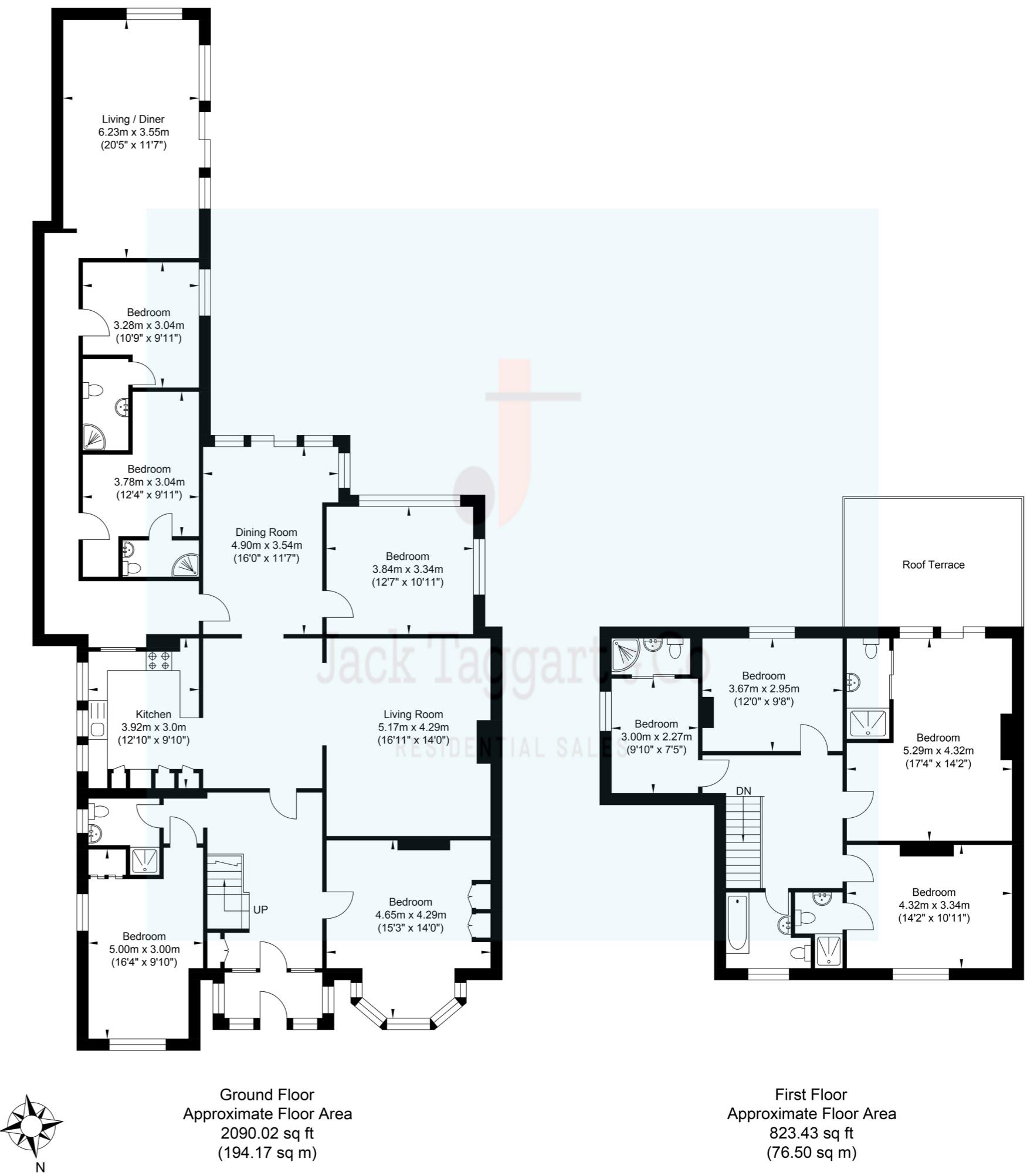
Currently arranged as a nine-bedroom licensed HMO, the property could easily be reconfigured back into an impressive single-family home if desired.

The ground floor comprises five double bedrooms, two with en-suite shower rooms, a spacious open-plan living area with a modern kitchen, a contemporary shower room, and direct access to the private south-facing garden. The first floor offers four further bedrooms, three with en-suite shower rooms, a large family bathroom, access to a roof terrace, and a substantial attic space with further potential.

The property is presented in good decorative order throughout and benefits from approved plans to extend, allowing buyers to maximise both space and income if required. To the front, there is off-street parking for up to six vehicles, a rare and valuable feature in Brighton.

This property has been a much-loved family home and a successful passive income investment for the current owners, who are now looking towards retirement and downsizing their portfolio. An outstanding opportunity offering income, flexibility and long-term potential in one of Brighton's most desirable locations.

Carden Avenue, Brighton



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