



Spencer & Leigh

10 Eastern Terrace Mews, Kemp Town, Brighton, BN2 1EP

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Guide Price £450,000 - £475,000 Freehold

- Well presented home set within a popular mews
- Two bedrooms
- Kitchen/dining room with integrated appliances
- Covered car port providing a valuable private parking space
- Bright living room with a south facing balcony
- No onward chain
- Idyllic location in the heart of vibrant Kemp Town
- Convenient storage under the stairs and in the eaves
- Set over three storeys
- Internal inspection highly recommended

GUIDE PRICE £450,000 - £475,000

DELIGHTFUL MEWS LOCATION WITH COVERED CAR PARKING SPACE! Experience the unique charm of this delightful two-bedroom mews house, perfectly situated in the heart of vibrant Kemptown, Brighton. This property is well presented throughout, offering a fantastic opportunity for those seeking a stylish home in a sought-after location. The southerly aspect allows light to fill the rooms and is further highlighted by the balcony off the living room. The three-storey layout provides a wonderful sense of space and character, making it an ideal residence for individuals or couples.

Upon entering, you'll immediately appreciate the care and attention given to maintaining this lovely home. The ground floor offers practical living, leading up to the main reception area, which is both inviting and comfortable, perfect for relaxing or entertaining. The design allows for a natural flow, creating an atmosphere that feels both open and intimate. WE LOVE the thoughtful layout that maximises every inch of this unique property.

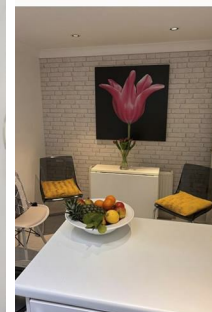
The two bedrooms are well-proportioned, providing comfortable retreats after a busy day. The single bathroom is tastefully appointed, complementing the overall high standard of finish found throughout the house. Every detail has been considered to ensure a comfortable and convenient lifestyle.

One of the standout features of this property is the invaluable CARPORT, a true luxury in this central Brighton location. Parking can often be a challenge, so having a dedicated space adds significant appeal and convenience. The location in Kemptown is truly exceptional, offering an eclectic mix of independent shops, cafes, restaurants, and easy access to Brighton's famous seafront. Living here means you're never far from the action, yet the mews setting provides a sense of peace and privacy.

This property is offered with the significant benefit of NO ONWARD CHAIN, promising a smoother and potentially quicker transaction.



Eastern Terrace Mews is situated in stylish Kemp Town and is close to all that represents the cosmopolitan city of Brighton & Hove. The seafront, extensive shopping, historical attractions such as Brighton Pavilion and The Lanes are a stones throw away along with the trendy hub bub of the North Laines with its eateries, entertainment including Brighton Marina.



Entrance

Entrance Hallway

Kitchen
14'4 x 8'

Stairs rising to First Floor

Sitting Room
11'6 x 9'9

Shower Room/WC

Stairs rising to Second Floor

Bedroom
14'6 x 9'7

Bedroom
8'3 x 7'

Cloakroom/WC

OUTSIDE

Carport
15'6 x 9'3

Balcony

Property Information

Council Tax Band D: £2,455.79 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Carport and restricted on-street parking - Zone H

Broadband: Standard 17 Mbps, and Superfast 80 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC

Council Tax Band:- D

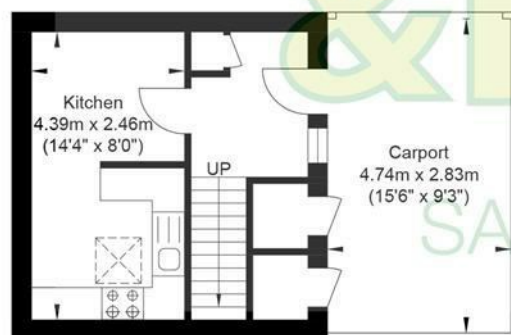
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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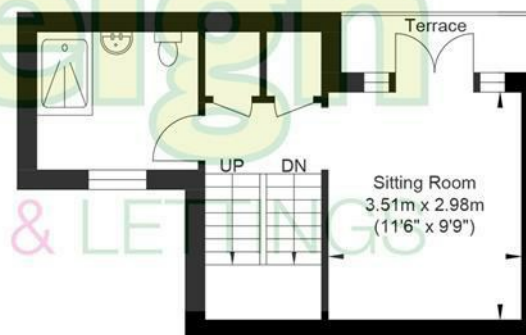
Eastern Terrace Mews



Second Floor
Approximate Floor Area
291.59 sq ft
(27.09 sq m)



Ground Floor
Approximate Floor Area
203.54 sq ft
(18.91 sq m)



First Floor
Approximate Floor Area
261.77 sq ft
(24.32 sq m)

Approximate Gross Internal (Excluding Carport) Area = 70.32 sq m / 756.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.