



Campbell Road, Brighton

East Sussex

Guide Price £500,000 – £550,000



Campbell Road

Brighton

Centrally located and within walking distance to Brighton Mainline Station, a good-sized VICTORIAN TOWNHOUSE on THREE LEVELS with FIVE BEDROOMS, and a GARDEN. Sold with NO ONWARD CHAIN.

Set over three floors, this attractive terraced period property occupies an excellent central Brighton location and offers outstanding potential. Currently used as a house of multiple occupancy (HMO), the accommodation is versatile and well-proportioned. The ground floor presently comprises two double bedrooms and a bathroom with a separate shower, while the lower ground floor provides a double bedroom, a living room and a kitchen. The first floor is home to two further double bedrooms.

Accessed via the kitchen, the walled rear garden provides valuable outdoor space with scope to create a relaxing and sociable area. The property also benefits from a number of period features, including original marble fireplaces and large bay windows in some of the rooms, and attractive black decorative iron railings to the front, adding period charm and street appeal.





The Local Area

Ideally positioned for all that Brighton has to offer, Campbell Road is well positioned close to the wide range of shops, cafés and everyday amenities found along London Road and at The Open Market. Brighton city centre, the seafront and Brighton mainline station are all easily accessible, making the location ideal for both commuters and those who enjoy city living. Preston Circus and Seven Dials are also within easy reach, offering independent coffee shops, restaurants and a vibrant local atmosphere.

Regular bus services travel to the centre of Brighton, to the seafront, as well as up to the South Downs, while London Road station provides quick services to the universities and beyond. For green space and leisure, Preston Park is a short walk, providing extensive lawns, gardens, a cafe, tennis courts, and sports facilities. Local schools include Downs Infant and Junior Schools, Stanford Junior School, and popular secondary options such as Dorothy Stringer and Varndean.

Further Information

Campbell Road is located in parking zone J. The council tax band is C, which was charged at £2,182.92 for 2025/26.

EPC rating - D

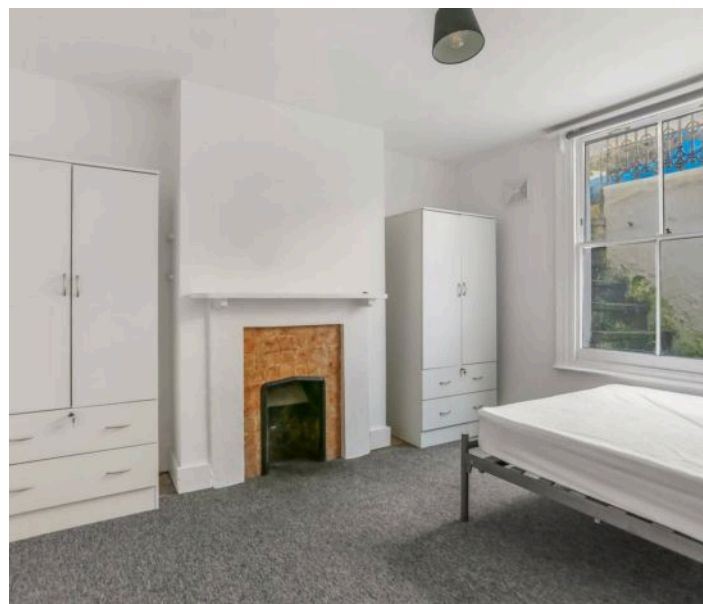
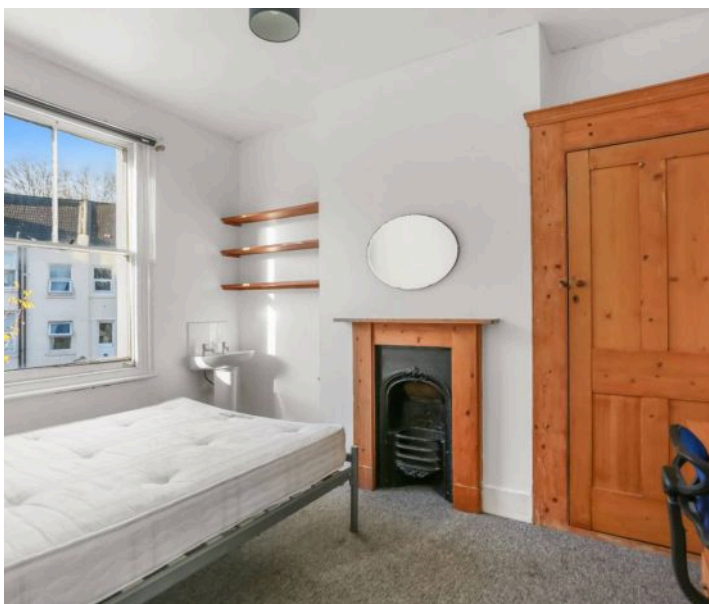
Council Tax - C

Parking - J

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 117.9 m² ... 1269 ft²

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.