



# Kemp Street, Brighton

Guide price £700,000 - £750,000



## Property highlights

- Three-bedroom terraced house in Brighton's sought-after North Laine
- A three-minute walk to Brighton Station
- Recently renovated to an exceptional standard
- Spacious open-plan kitchen/living area
- Sleek Nobilia designer kitchen with Neff appliances
- Tranquil courtyard garden, perfect for outdoor dining
- Luxurious bathroom with rainfall shower and freestanding tub
- Underfloor heating in bathrooms for added comfort
- Independent heating and cooling system in every room
- Additional storage with understairs cupboard and boarded loft space



Guide price £700,000 – £750,000. This beautifully renovated three-bedroom terraced house in Brighton's North Laine offers modern luxury across three floors. Features include a sleek Nobilia kitchen, open-plan living, luxurious bathrooms, and a tranquil courtyard garden for outdoor dining.

#### The property

Situated on a tranquil street in the heart of Brighton's North Laine, this beautifully renovated three-bedroom terraced house offers modern sophisticated living. Renovated to an impeccable standard, it provides contemporary accommodation while being ideally located close to all that Brighton has to offer.

Spread across three floors, the layout is both functional and stylish. The ground floor hosts two neutrally decorated bedrooms, one with a sleek en-suite shower room. The principal bedroom is located on the first floor, featuring a large window with views of the street, and accompanied by a strikingly modern bathroom. This luxurious bathroom boasts a double rainfall shower, a freestanding bathtub, and a double-sink vanity unit. Beige herringbone tiles add a refined design element to the space.

The lower ground floor serves as the heart of the home, with an open-plan kitchen and living area that opens onto a quiet courtyard garden—perfect for al fresco dining and summer barbecues. The sleek midnight blue kitchen, designed by the award-winning German brand Nobilia, is fitted with state-of-the-art appliances, including a Neff five-ring induction hob, stacked Neff oven and microwave, integrated washing machine and dishwasher, and a Quooker boiling water tap. Under-cabinet lighting enhances the inviting atmosphere, especially in the evenings.

Every detail in this home has been carefully considered to ensure both practicality and comfort. Luxurious wool carpeting runs through the hallways, stairs, and bedrooms, while underfloor heating adds a touch of indulgence to the bathrooms. Each room features an individual heating and cooling system, allowing for personalised climate control. White wooden shutters frame the windows, offering both privacy and elegance, while handmade cornicing adds an exquisite finishing touch.

Additional storage is provided by an understairs cupboard in the living area and a boarded loft space, making this home as practical as it is inviting.

This property is Freehold and the council tax band is C.

## The area

The North Laine in Brighton is adored by locals and tourists alike. Brimming with indie cafes, shops, eateries, and pubs, it exudes a unique town-like charm. With a vibrant community, it's hailed as an exceptional place to live, offering endless ways to spend your days. Brighton's famous seafront, featuring the iconic pier, pebbled beaches, and scenic promenades, is just half a mile away.

## Transport links

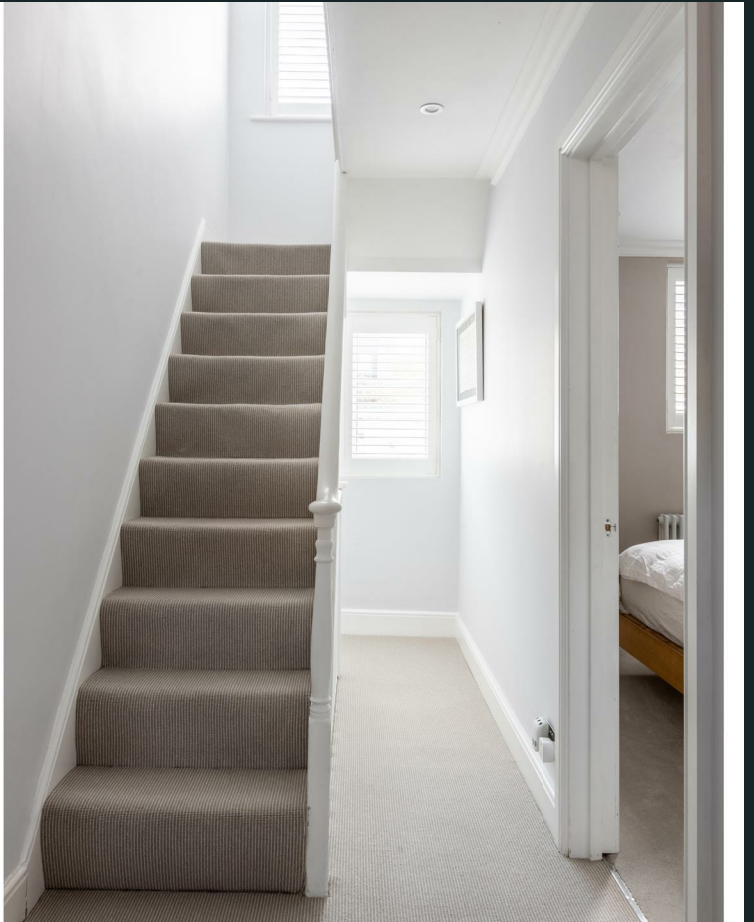
Just a brief four-minute stroll from Brighton mainline station, this property is ideal for London commuters or those who like to get out of the city on occasion. London Bridge can be reached directly in just under an hour and ten minutes and Gatwick Airport in half an hour. Plus, permit-holder parking spaces are available right outside the house for those with a car.

## Schools

Brighton isn't short of good schools for children of all ages and Kemp Street is well situated for easy access to a number of them. Brighton Girls independent school is a fifteen-minute walk away and Brighton College can be reached in eight minutes by car. Local state schools include St Mary Magdalen's Catholic Primary & Nursery School, St Paul's C of E School, Cardinal Newman Catholic School and Sixth Form, and BHASVIC College.

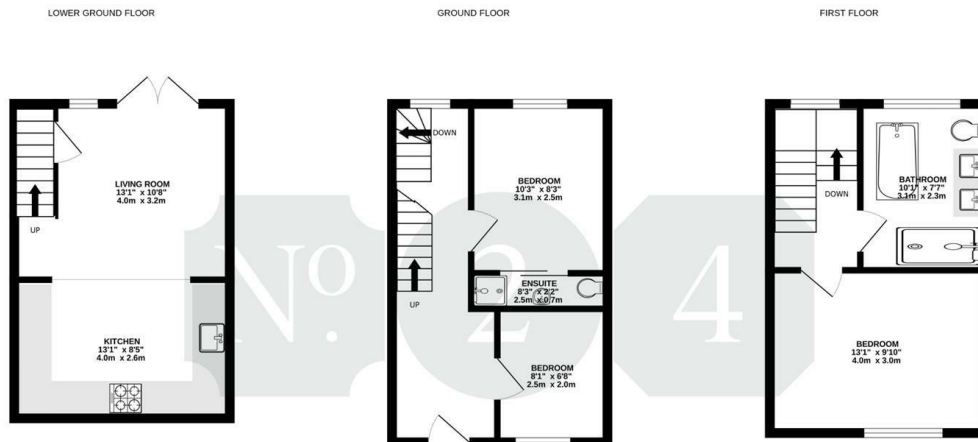












TOTAL FLOOR AREA: 850sq.ft. (79.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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