



# Kensington Place, Brighton

Asking price £725,000



## Property highlights

- Prime location in Brighton's North Laine
- A three-minute walk to Brighton Station
- Spacious accommodation spread over three floors
- Quality materials and fittings throughout
- Three double bedrooms
- Versatile reception rooms
- Living room with wood-burning stove
- Beautiful kitchen with marble worktops
- Classic bathroom with claw foot bath and separate shower
- Private and tranquil west-facing garden with pond

Well-presented three-bedroom home in the heart of Brighton's North Laine, offering stylish interiors, flexible living space, and a private garden just moments from the station, shops, and seafront.

#### The property

Tucked away on one of Brighton's most sought-after Georgian terraces, just three minutes from Brighton Station and on the edge of the North Laine, this three-bedroom home combines period charm with modern living. Set back behind a pretty front garden with flowerbed and patio, the house opens into a thoughtfully extended interior and ends with a surprisingly private, west-facing garden oasis.

The interior blends style and comfort, with engineered oak flooring and cast iron radiators adding warmth and character and quirky light fittings providing a playful touch. The living space is anchored by a broad bay window and wood burning stove - perfect for cosy evenings in. The space flows naturally into the dining area, ideal for entertaining or working from home, and continues into a bright, welcoming kitchen at the rear.

Here, a large skylight, quarry tiles, and bespoke painted units topped with marble create a timeless feel. Twin sets of bi-fold doors open onto the garden, making the most of the indoor-outdoor connection. Appliances are fully integrated, and the Falcon range cooker is included in the sale.

The garden is a standout - lush, west-facing, and surprisingly peaceful. Established plants and a fish pond bring a sense of calm, making it the perfect place to escape the bustle of the city.

On the lower ground floor, a generous guest room benefits from good natural light and ample built-in storage, with hidden plumbing for a washing machine tucked away from the rest of the house.

Upstairs on the first floor are two double bedrooms and a generous bathroom. The principal room spans the full width of the house and overlooks the street, while the second bedroom opens out onto a sunny roof terrace. The bathroom has been designed with sensitivity to the home's age, featuring wood panelling, a clawfoot bath and traditional fittings alongside a more contemporary walk-in shower.

A smart, stylish home in a location that speaks for itself.

#### Additional property information

Property type: Terraced house

Tenure: Freehold

Conservation Area: North Laine

Council tax band: C

Parking: On-street permit parking in zone Y



### The area

The North Laine in Brighton is a beloved destination for both locals and visitors, celebrated for its eclectic mix of independent cafes, shops, restaurants, and pubs. This vibrant area offers a distinctive village-like charm paired with a lively community spirit, making it a fantastic place to call home. Within a short stroll, you'll find the iconic Brighton Pavilion and its beautiful gardens, while the city's famous seafront, complete with the historic pier, pebbled beaches, and scenic promenades, is just half a mile away. Key employers such as American Express, the Royal Sussex County Hospital, and Brighton University on Lewes Road are all easily accessible, just 15–20 minutes by bus.

### Schools

Brighton isn't short of good schools for children of all ages and Kensington Place 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.

### Transport links

Just a brief three-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.

### Property disclaimer

All property details have been provided by the owners. While Number Twenty Four strives for accuracy, we cannot guarantee the completeness or correctness of this information. Buyers are advised to conduct their own due diligence before proceeding with a purchase.



















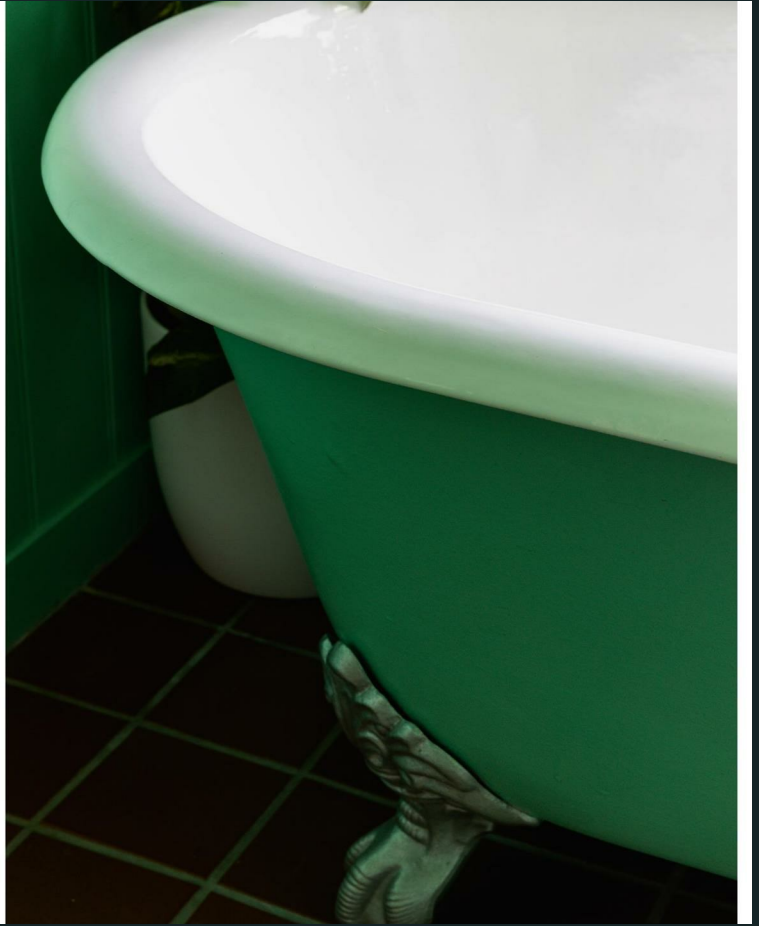






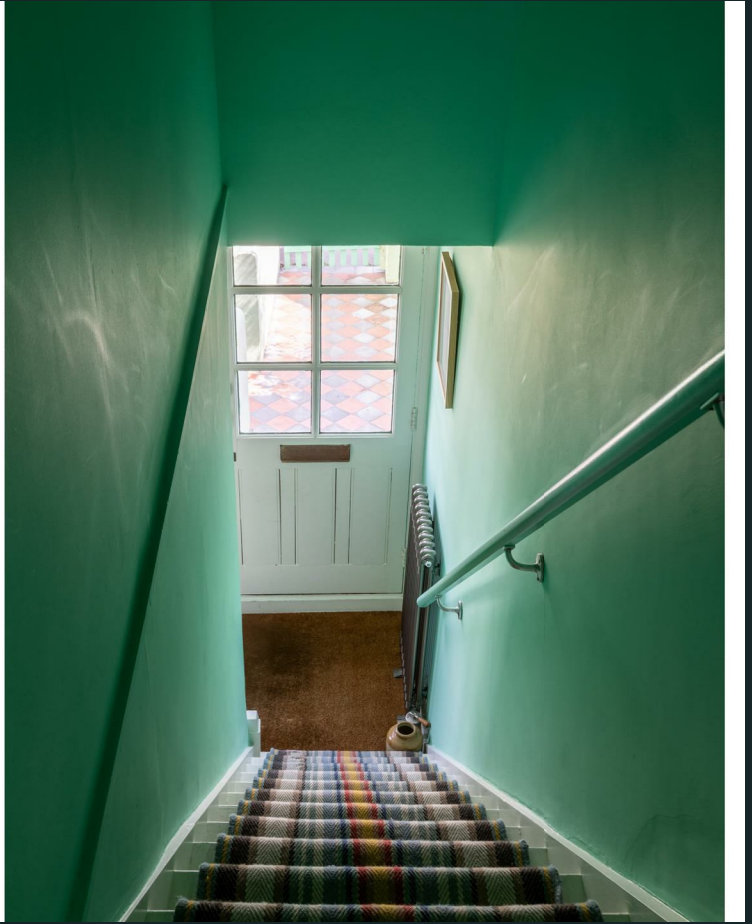




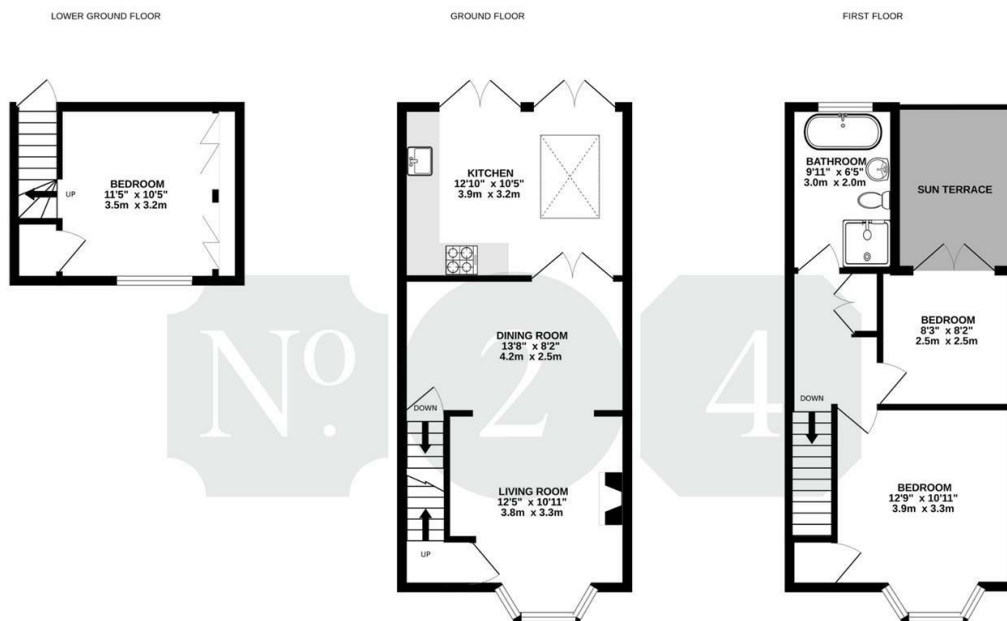












TOTAL FLOOR AREA: 947sq.ft. (88.0 sq.m.) approx.

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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