



Kemp Town Place, Brighton

Guide price £750,000 - £850,000



Property highlights

- Located on a secluded, private road
- Off-road parking spaces
- Two minute stroll to the beach
- Short walk to Kemp Town village with its independent coffee shops & stores
- Three double bedrooms
- Two bathrooms
- Potted plant patio garden
- Spacious living space with high ceilings

Guide price £750,000 – £800,000. Historic Grade II Regency Mews House with three double bedrooms, log burner, parking, and modern updates, tucked away in Brighton's Kemp Town.

The property

Tucked away on a peaceful private road behind the grand Regency facades of Chichester Terrace, this former coach house offers a rare opportunity to own a slice of Brighton's history in one of its most sought-after enclaves.

Originally built in the early 1800s to serve the grand townhouses of Sussex Square, Kemp Town Place once housed carriages, horses and their grooms. By the 1970s the mews had shifted to residential use, and today this Grade II listed home has been thoughtfully restored to celebrate its heritage while providing modern comfort.

Step inside and you're welcomed by an open-plan living space that immediately speaks of warmth and character. At its heart is a Dean Forge Dartmoor Baker Eco multi-fuel stove in rich Mojave Red - a centrepiece that's both stylish and practical. During renovation, the owners revealed an original flint wall, hidden for decades, now restored as a striking feature that anchors the space. They also raised the level of the coach house floor with lime mortar and installed a discreet viewing box, preserving a glimpse of the building's history. The adjoining kitchen, once the tack room, has been remodelled into a bright and practical cooking and dining area, complete with its own fireplace, restored larder and painted cabinetry in Farrow & Ball Railings.

Upstairs, the sense of history continues. The hallway reveals a patch of original lime and decoration, preserved as a nod to the building's past. There are three bedrooms, including a serene main suite with walk-in wardrobe, en suite, and walls painted in Farrow & Ball's Plaster Pink. Wide nine-inch floorboards (uncovered, restored and painted) run through the first floor, adding to the character. A modernised bathroom with walk-in shower completes the upper level.

Outside, the property enjoys the convenience of two private parking spaces and a smart flint façade, finished in the traditional black and white coinage of the mews. A front patio garden has been created for morning coffee or evening drinks, with a welcoming community of neighbours close by.

This is more than a home. It's a piece of Brighton's Regency story, carefully preserved and beautifully reimagined for 21st century living.

Additional property information

Property type: Terraced Mews House

Tenure: Freehold

Council tax band: E

Parking: Two dedicated spaces

New boiler July 2025

A note from the owner

The first time I walked into the mews I fell in love with the beautiful, iconic coach houses, and the stunning eighteenth century architecture. It is so peaceful here – a tranquil haven – and so close to the sea: hearing the waves at night through the bedroom window is just lovely.

The area

Kemp Town, dating back to the 19th century, is famed for its Regency architecture by Busby, Wilds and Cubitt, and has since grown to include Victorian and Edwardian streets alongside vibrant shops, cafés, restaurants and pubs such as The Plotting Parlour, Redroaster and Marmalade.

Celebrated for its large LGBTQ+ community, the area hosts Brighton Pride each summer. Madeira Drive is moments away with its beaches, Sea Lanes, Soho House, Yellowwave and Volk's Railway, while the city centre, North Laine and South Lanes are within easy reach. Brighton Marina is also close by, offering a harbour, restaurants, cinema, gym and more.

Transport links

Kemp Town Place is well-connected with the centre of Brighton, Brighton Station, and Rottingdean by a regular bus service that runs along the coast. The A27, with its links to Lewes in the east and onwards to the A23 and Crawley and London to the North, is a fifteen-minute drive away. Gatwick Airport is a forty-five-minute drive away and Heathrow Airport is an hour and twenty-minutes drive away. Outside the property, there are two dedicated parking spaces.

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.











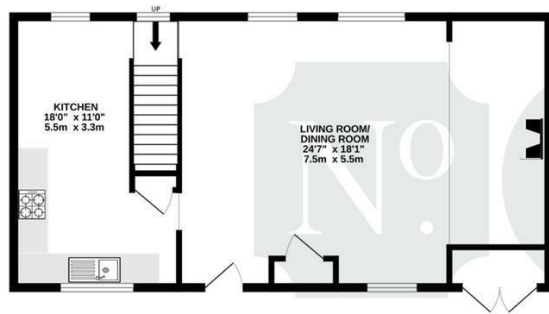




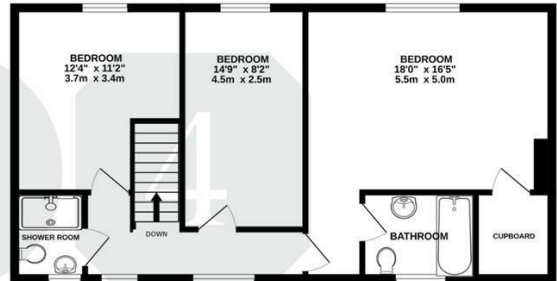




GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 1338sq.ft. (124.3 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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