



Great College Street, Brighton

Guide price £550,000



Property highlights

- Three-bedroom terraced house in central Kemptown
- Close to seafront, shops, and Brighton city centre
- Built circa 1800 with period features
- Stripped wooden floorboards throughout
- Light-filled reception room with bay window
- Modern open-plan kitchen / dining room
- Three well-proportioned bedrooms on the first floor
- Family bathroom with freestanding bath and shower
- Private courtyard garden
- Chain free

Guide Price £550,000 – £600,000. Elegant Kemptown home blending period charm with modern living, featuring bright interiors, a private courtyard garden, and a prime seaside location near Brighton's vibrant seafront.

The property

Located in the heart of Kemp Town, just moments from the seafront, Royal Sussex County Hospital and Brighton College, this elegant family home offers a rare blend of period character and modern comfort. Built around 1800, the house retains many of its original features while being thoughtfully adapted for contemporary living.

A striking red front door opens into a welcoming porch, leading into a wide hallway with a graceful statement staircase. To the left, the kitchen and reception space runs the full length of the house, designed for both family life and entertaining. Stripped wooden floorboards add warmth and character, while a large bay window fills the sitting area with light. A central dining space leads through to the modern kitchen at the rear, fitted with cream cabinetry, black worktops, and a substantial Leisure Cookmaster oven. Integrated appliances, including a dishwasher, along with ample storage and preparation space, make this a highly practical cooking environment.

From the hallway, there is useful under-stairs storage with space for a washing machine and tumble dryer. A well-appointed family bathroom on the ground floor features a freestanding bath and separate shower. Beyond, a door opens to a private and enclosed courtyard garden with a striking mural - a peaceful retreat away from the vibrant energy of Brighton.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, accompanied by a practical WC. The principal bedroom at the front mirrors the downstairs reception with a generous bay window overlooking the street, while the rear bedroom enjoys tranquil views over the garden. A large airing cupboard on the landing and a boarded loft space add to the home's excellent storage solutions.

Additional property information

Property type: Terraced house

Tenure: Freehold

Council tax band: C

Parking zone: H

The area & transport links

Great College Street sits within the desirable Kemptown enclave, renowned for its elegant Regency architecture, independent shops, cafés, and strong sense of community. Living here means the beach is just a short stroll away, perfect for early morning swims, weekend walks, or simply soaking up the sea air.

The seafront in this part of town has been transformed in recent years and now offers a wealth of leisure and lifestyle amenities. Sea Lanes, with its Olympic-sized outdoor swimming pool, Brighton Beach Sauna, and a cluster of bars and eateries, has quickly become a destination in its own right. Yellowwave volleyball courts, crazy golf, and the iconic Brighton Pier bring both activity and fun to the shoreline. A stroll west along the promenade takes you to the shops and restaurants of the Lanes, while heading east leads to Brighton Marina, easily reached on foot, by car, or via public transport.

Families are particularly well served with Brighton College nearby, alongside a choice of local schools and green spaces. With the city centre only a 15-minute walk away and excellent bus links across Brighton & Hove, Great College Street offers the perfect balance of seaside vibrancy and city convenience.

Property disclaimer

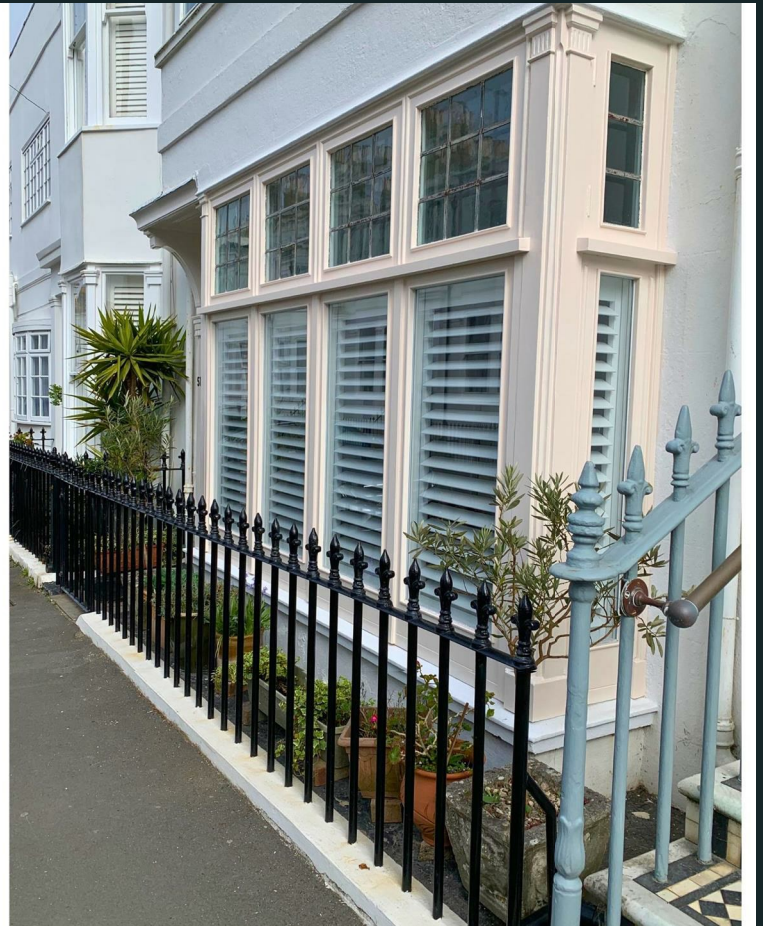
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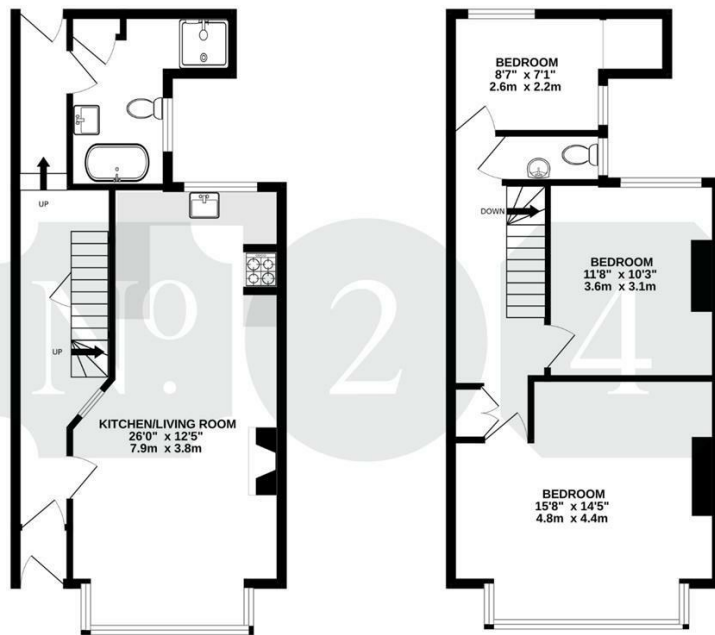






GROUND FLOOR

FIRST FLOOR



TOTAL FLOOR AREA: 1001sq ft (93.0 sq.m.) approx.

While every effort has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. 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 operation or efficiency can be given.

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