



AMELIA & Co

CAMELFORD STREET

2 BED | 1 BATH | PATIO

£550,000



Beautifully presented four-storey Kemptown townhouse just moments from the seafront

This charming two-bedroom, four-storey freehold townhouse on one of Kemptown's most characterful streets blends period Brighton charm with a calm, modern finish. Thoughtfully redecorated throughout, it offers bright, flexible spaces and a relaxed, coastal feel.

On the ground floor, a light-filled living room sets a welcoming tone with its bay window, soft neutral palette, and original fireplace. Built-in shelving and tasteful detailing give the room both warmth and personality.



On the lower ground floor is a beautifully designed kitchen-diner with solid wood worktops, sleek white units, and oak engineered flooring. It includes both a dining area and a breakfast bar, along with a separate WC, and doors leading up to a private flint-walled patio surrounded by greenery.



The first floor features a peaceful double bedroom with generous built-in storage, along with a bright, well-proportioned bathroom that includes both a full-size bath and separate shower.

The top floor offers a large second double bedroom beneath gentle eaves, creating a cosy retreat with plenty of character. From here, there is access to a useful loft space providing additional storage.

KEY FEATURES

- Chain free
- Recently redecorated throughout
- Two double bedrooms
- Arranged over four floors
- Spacious kitchen-diner
- Two WCs
- Large family bathroom with separate shower
- Excellent built-in storage plus loft space
- Sunny private patio
- Two-minute walk to the seafront
- Walkable to local pubs, cafés, and shops
- Ideal as a main home, weekend retreat, or investment



THE AREA

Just moments from the seafront, Camelford Street offers an ideal blend of coastal living and city convenience. This sought-after location is a short walk from Brighton's beach and the café culture of St James's Street, with Brighton's Soho House at the end of the road. Independent shops, bakeries, pubs, and restaurants are all close by, while nearby Sea Lanes offers a 50 m outdoor pool, café, and fitness studios. It's a location that perfectly captures the best of modern Brighton life.

TRANSPORT LINKS

Brighton Station is within walking distance, with fast links to London, Gatwick, and the south coast. Nearby bus routes along St James's Street and the seafront connect easily across the city.

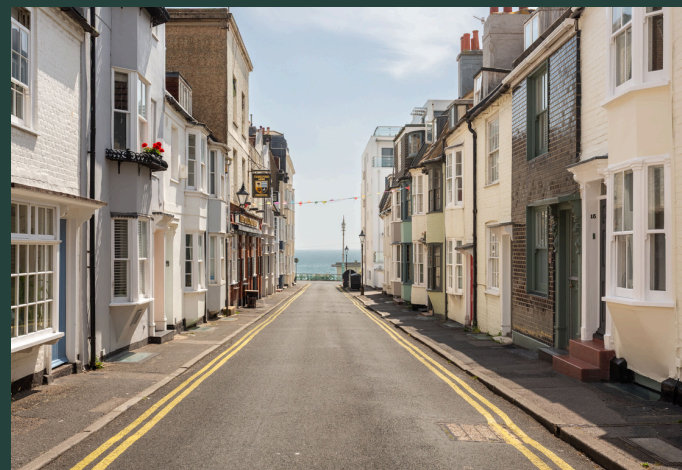
EPC

Current - 69C

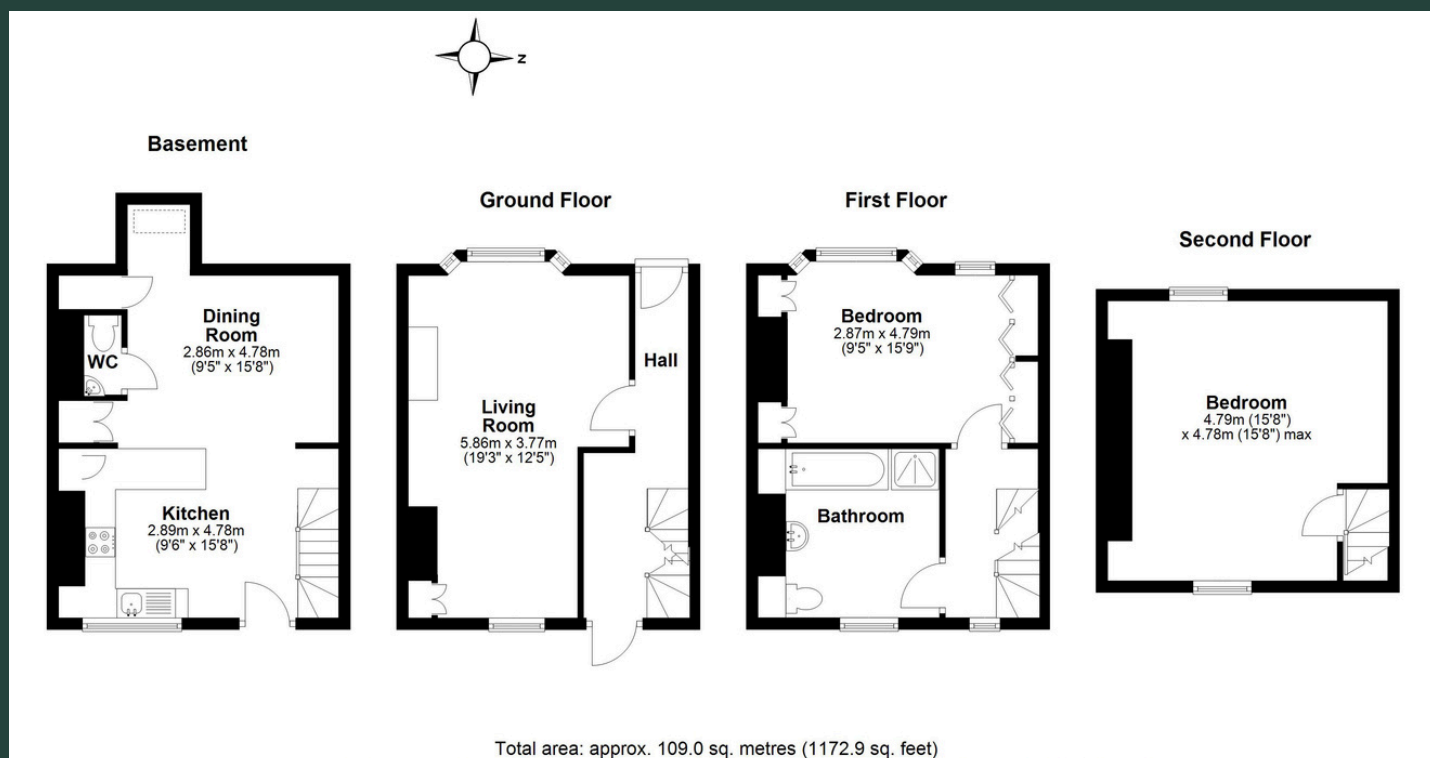
Potential - 79C

COUNCIL TAX

Band D



FLOOR PLAN



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