

Temple Street
Brighton

Guide Price **£1,050,000 – £1,150,000**



Exceptionally positioned on the border of Brighton and Hove in a quiet cul-de-sac, just moments from the seafront and the independent shops, cafés and restaurants of Western Road, this elegant FOUR-BEDROOMED REGENCY TOWNHOUSE offers substantial and highly adaptable accommodation arranged across four floors. A beautifully maintained WEST-FACING COURTYARD GARDEN plus additional garden rooms including a south facing roof terrace. This configuration is very rare in central Brighton and presents a flexible and versatile range of uses including home working, independent living, guest accommodation, additional income as well as a spacious family home.

Occupying a prime position within the prestigious Montpelier and Clifton Hill Conservation Area, the house forms part of one of the city's most architecturally significant neighbourhoods. Dating from the early nineteenth century, it retains much of the character associated with the Regency period, complemented by carefully considered contemporary improvements throughout.

The ground floor is arranged around a generous living room where a feature fireplace and square-fronted bay window create an elegant principal reception space with excellent natural light. To the rear, a spacious open-plan kitchen and dining room provides ample storage, preparation space and room for a large dining table, with doors opening directly onto the garden. The lower ground floor accommodates a substantial additional room currently used as a workshop and storage area, offering excellent flexibility for a variety of uses. Across the upper floors are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes.





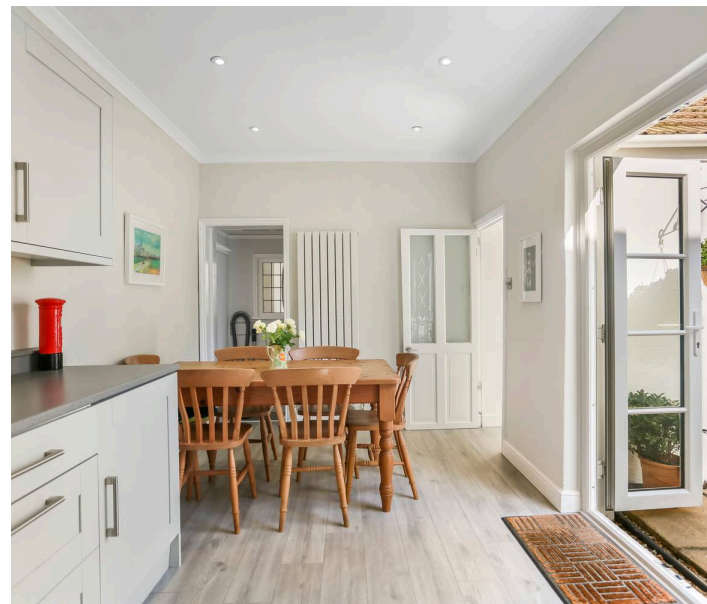
The family bathroom is finished in a contemporary style and fitted with both a bath and separate walk-in shower. Outside, the west-facing courtyard garden has been thoughtfully landscaped to create a tranquil and inviting private outdoor space. Mature planting softens the surrounding walls, while paved areas provide ample room for dining and entertaining throughout the afternoon and evening sun.

A particular highlight is the additional living accommodation offered by the garden rooms leading off the courtyard which offer exceptional and rare opportunities. Arranged over two floors, the garden rooms are currently arranged as an open-plan reception room and kitchen area, bathroom, separate WC and a spacious double bedroom with built-in storage. Sliding doors from the bedroom open directly onto a private roof terrace, creating an attractive outdoor retreat.

The secure side passageway leads directly to the courtyard and garden rooms. As such, it is ideally suited to multi-generational living, long-term guests, home working or supplementary rental income. Subject to the necessary consents, there is also potential to combine the garden rooms with the other rooms to create a larger and integrated family home. A distinctive period property located in a quiet cul-de-sac and combining elegant Regency architecture, flexible accommodation and garden rooms all within one of Brighton and Hove's most sought-after residential locations.

In The Local Area

Temple Street is situated in the Montpelier and Clifton Hill conservation area and surrounded by some of the best examples of Brighton's Regency architecture.





This sought-after area is located in the very heart of Brighton, with its bustling and vibrant seafront, shops, bars and restaurants on your doorstep.

The iconic West Pier, historic 'birdcage' bandstand, and the i360 are nearby, while Brighton's Palace Pier is a pleasant stroll along the promenade.

When it comes to shopping, there's no shortage of choice with Western Road, North Street, and Churchill Square Mall all offering a wide variety of high street stores, while Brighton's famous Lanes and North Laine provide small independent shops.

There are several green spaces within a short walk, including the St Ann's Well gardens and, just beyond, the South Downs National Park.

There is plenty of public transport within easy reach of the property. Brighton train station is less than a mile away, providing direct services to Gatwick and London, while plenty of regular bus services provide access to all parts of the city and beyond.

Local schools include St Paul's C of E School, Brunswick Primary School, and St Mary Magdalen's Catholic Primary & Nursery School.

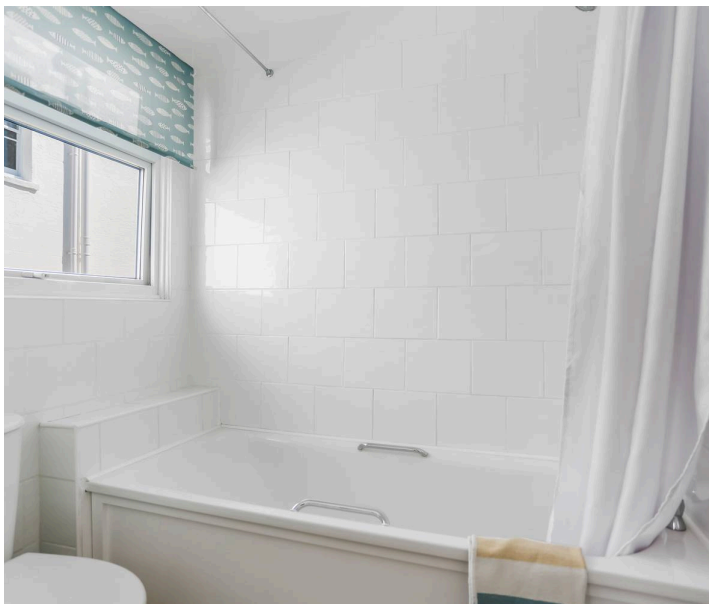
Further Information

Temple Street is situated in permit zone Z (currently a waiting list), and this property is in council tax band E, which is currently charged at £3,152.65 for 2026/27.

EPC rating - E

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website. Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.











Total Area: 172.8 m² ... 1860 ft² (including garden rooms , excluding terrace)

Total Floor Area: 128.9 m²... 1388 ft²(excluding garden rooms & terrace)

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.