



## Percival Terrace

Brighton

Guide Price £375,000 – £400,000



Excellently located in the Kemptown area of Brighton, adjacent to the seafront, a TWO-BEDROOM, TWO-BATHROOM TOP FLOOR GRADE II LISTED APARTMENT with DIRECT SEA VIEWS and LIFT. Sold with NO ONWARD CHAIN and a SHARE OF FREEHOLD.

This impressive Grade II Listed period property is superbly positioned on Brighton seafront in the East Cliff Conservation Area and offers a tranquil retreat in the heart of this prestigious address. Rich in period charm, the fourth-floor apartment combines elegant original features with contemporary living.

A bright and welcoming entrance hallway creates an inviting first impression and benefits from a useful storage cupboard. The spacious reception and dining room is a standout feature, showcasing a beautiful curved bay with three large sash windows that frame wonderful sea views. Striking high ceilings, delicate cornicing, and skirting boards, enhance the room's refined character and sense of grandeur.



The separate kitchen is thoughtfully designed, featuring contemporary gloss white cabinetry and a range of integrated appliances. The generous principal bedroom enjoys the luxury of two built-in wardrobes and a stylish en-suite shower room, while a further well-proportioned double bedroom provides flexible accommodation for guests or a home office, and also features a built-in wardrobe. An additional bathroom, finished in a light grey suite, completes this highly desirable apartment.



### The Local Area

Located in the Kemp Town conservation area, only a short walk away from the beach, Percival Terrace offers a peaceful setting within easy walking distance of the vibrant shops, bars and cafes of St George's Road, Eastern Road and Brighton Marina. From Artisan Coffee Houses to the vintage antique shops, when it comes to shops, bars and restaurants, there's no shortage of choice. The amenities of James's Street and Edward Street are all close at hand, as are the ever-popular Reading Rooms, the Temple at Black Rock cafes and the Sea Lanes complex. The centre of Brighton, with its high street stores and famous Lanes, is all within easy reach.

Brighton train station, with its convenient mainline links for commuters, is approximately a mile and a half away, and there are regular bus services into the centre of Brighton and Hove and out to Devil's Dyke. Local schools include St John the Baptist Catholic School, Queens Park Primary School, Royal Spa Nursery School and Brighton College. Roedean School is a short drive along the coast road.

### Further Information

Situated in Parking Zone H, currently this apartment is in Council Tax band C, which is charged at £2,292.84 for 2026/27.

EPC: tbc

### TENURE & OUTGOINGS

Tenure: Share of Freehold

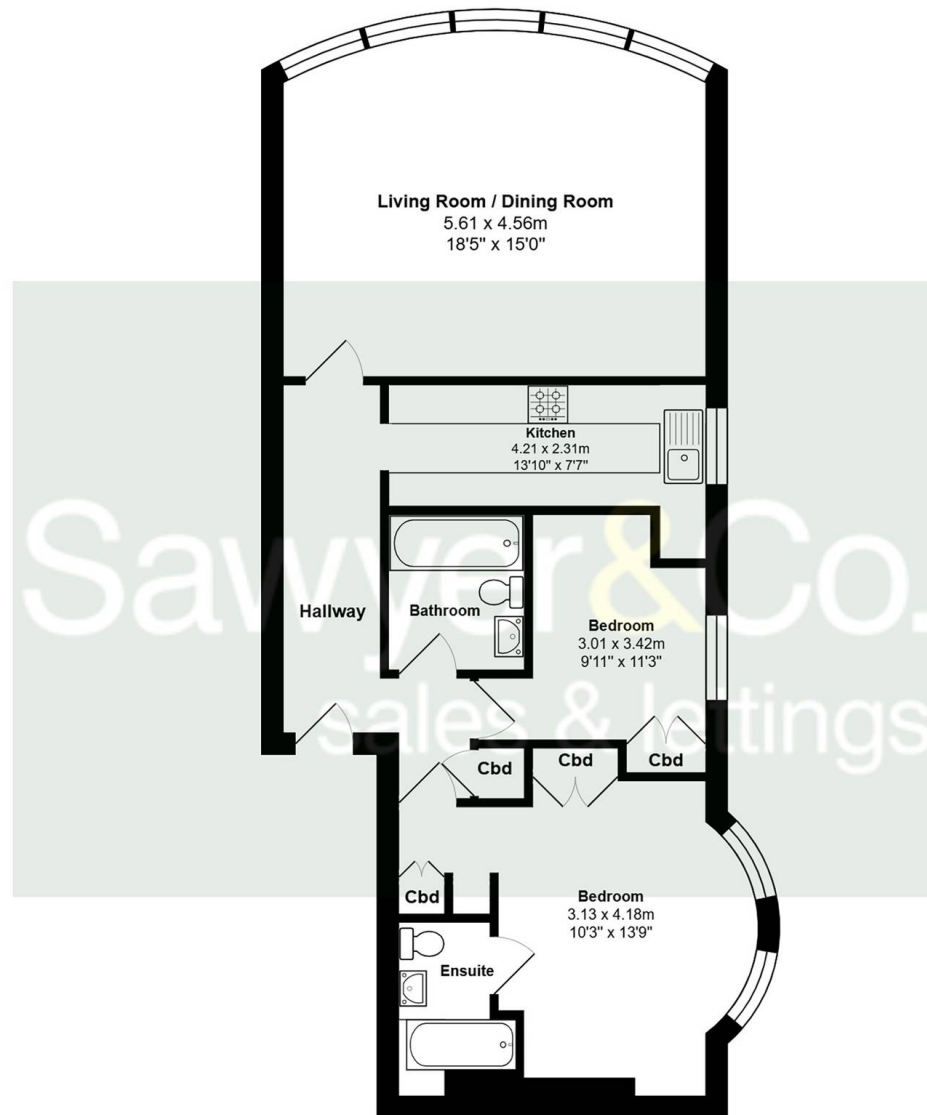
Unexpired term on lease: 964 years

Service Charge: £2,337.56pa

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







Total Area: 73.4 m<sup>2</sup> ... 790 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Sawyer & Co- Brighton

211 Preston Road, Brighton – BN1 6SA

01273 778844 • [clientservices@sawyerandco.co.uk](mailto:clientservices@sawyerandco.co.uk) • [www.sawyerandco.co.uk/](http://www.sawyerandco.co.uk/)

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.