



Kempton Place, BN2

**£575,000**

**ASTON  
VAUGHAN**

## INTRODUCING

# Kemptown Place, BN2

4 Bedrooms | 1 Bathroom | Garden and Terrace

Nestled within a picturesque, cobbled Victorian mews, this charming two-bedroom terraced house offers a unique blend of character and contemporary living in the highly desirable Kemptown area of Brighton. This property presents an outstanding opportunity for those seeking a distinctive home in a vibrant coastal location.

Upon arrival, you are greeted by the quaint mews setting, with an area to the front of the house conveniently used for parking, a rare and valuable asset in this popular neighbourhood. The ground floor of the property is thoughtfully laid out, featuring two generously sized double bedrooms, providing comfortable and private spaces. A well-appointed bathroom also serves this level, ensuring practical living arrangements.

Ascending to the first floor, the property truly opens up into a magnificent, large open-plan living room. This expansive space is perfect for both relaxation and entertaining, offering flexibility in its arrangement. The design maximises natural light, creating an airy and inviting atmosphere that is ideal for modern lifestyles. This floor serves as the heart of the home, a versatile area where daily life unfolds.

A significant feature of this property is the accessible loft room. This versatile space holds immense potential, offering the possibility of conversion into a third bedroom, subject to the necessary planning consents. This presents an exciting opportunity for future owners to expand the living accommodation and add further value to the property, adapting it to their evolving needs.

The location of this mews house is truly exceptional. Situated in prime Kemptown, residents benefit from immediate access to a wealth of local amenities. The renowned Marmalade cafe is just a stone's throw away, perfect for morning coffee or a leisurely brunch. The vibrant seafront is within easy reach, offering stunning views and recreational opportunities. A large supermarket is conveniently close by for all your daily needs, and Brighton Marina, with its array of shops, restaurants, and leisure facilities, is also readily accessible.





Connectivity is another key advantage. Excellent bus routes provide direct access into central Brighton, making commuting or exploring the city effortless. For those travelling further afield, easy access to Brighton train station ensures convenient links to London and beyond. This property combines the charm of a period home with the convenience of a prime urban location, making it an ideal choice for a wide range of buyers.

This delightful mews house offers a unique chance to acquire a character-filled home in one of Brighton's most sought-after areas. Its blend of period charm, flexible living spaces, and superb location makes it a truly compelling proposition. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.





KEMP TOWN PLACE ↑

PRIVATE

PRIVATE





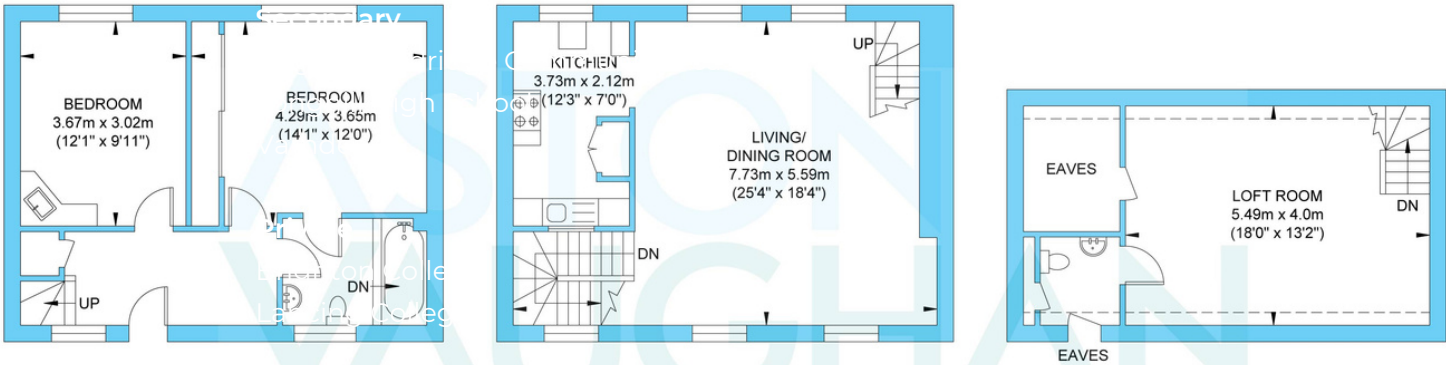
**Good to Know:**

During the 19th Century, Thomas Kemp came down to Brighton with eminent architects Busby and Wilds. Together they transformed the coastline; inspired by Nash's regal homes in London. Brighton is now a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this home.

The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including The Steiner and the award-winning Brighton College.

The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the South Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also close to several bus routes serving the city centre, coast and Brighton station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far, and permit zone H has no waiting list .

**Kemp Town Place**



Ground Floor  
Approximate Floor Area  
441.85 sq ft  
(41.05 sq m)

First Floor  
Approximate Floor Area  
447.35 sq ft  
(41.56 sq m)

Second Floor  
Approximate Floor Area  
319.04 sq ft  
(29.64 sq m)



Approximate Gross Internal Area = 112.25 sq m / 1208.24 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.