



Kemp Street, Brighton

East Sussex

Guide Price £450,000 to £500,000



Kemp Street

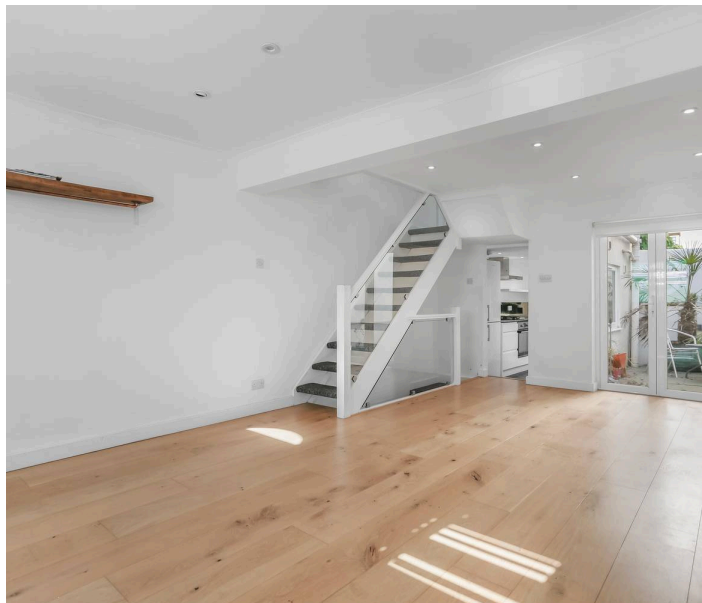
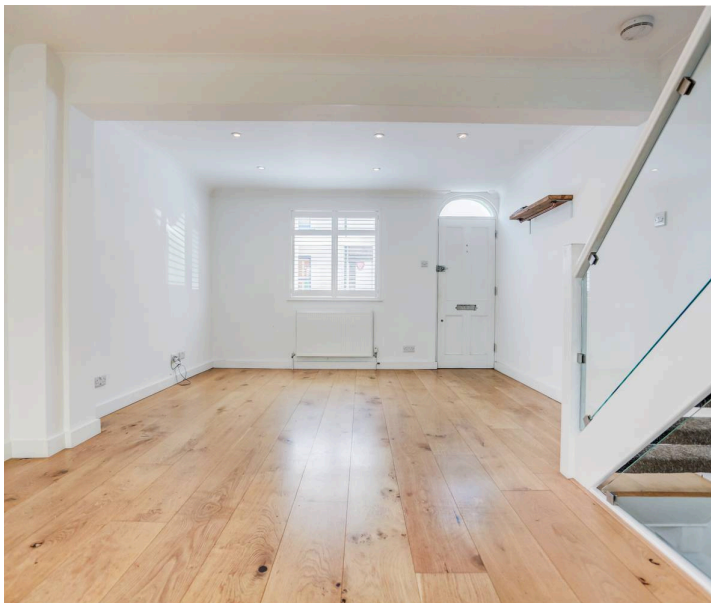
Well-situated within Brighton's Historic North Laine Conservation Area, close to the Mainline Train Station. A charming THREE-STOREY TERRACED HOUSE offering THREE BEDROOMS and a WEST-FACING COURTYARD GARDEN. Sold with NO ONWARD CHAIN.

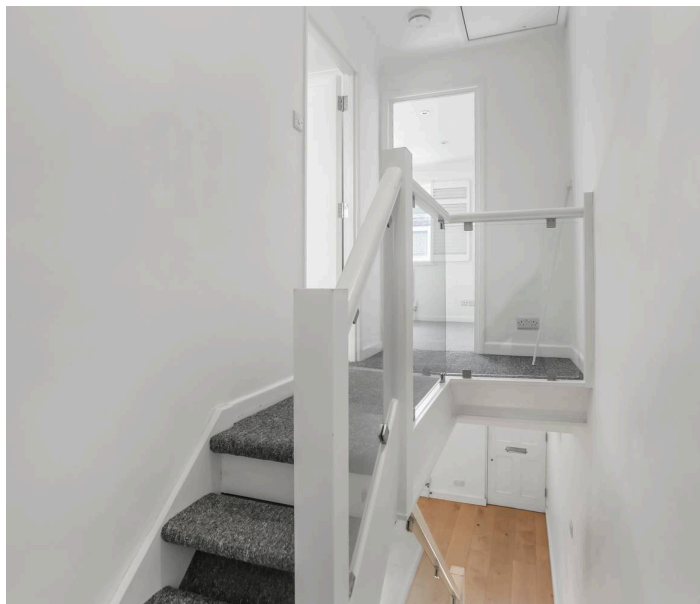
Presented in excellent order throughout, this three bedroom house is arranged over three floors, with a great sense of space and plenty of natural light. The excellent-sized open-plan lounge and dining room provides plenty of room for both relaxing and entertaining, while the separate modern kitchen is well-equipped with a good range of storage and worktop space.

A double bedroom and W/C occupy the lower ground floor, with two further bedrooms and a contemporary shower room on the first floor. To the rear, the patio garden enjoys a favoured westerly aspect, catching the afternoon and evening sun.

The Local Area

Conveniently located in the heart of Brighton's sought-after North Laine conservation area, this wonderfully central home is surrounded by an excellent selection of independent shops, cafés, restaurants and public houses.





Its prime location makes it ideal for commuters and those looking to enjoy all that Brighton has to offer, right on the doorstep.

A short walk through the city centre brings you to the beach, seafront and famous Brighton Palace Pier, as well as the city's theatres, historic Lanes and Churchill Square Mall. Brighton mainline station is less than a five-minute walk away, providing regular services to London and destinations along the South Coast, while a wide network of bus routes offers easy access across the city and beyond. There is also a good choice of local schools nearby, including Brighton and Hove High School, St Paul's C of E Primary School and Nursery, and St Mary Magdalen Primary School.

Further Information

Situated in parking zone Y, currently this Brighton home is in Council Tax band C, which was charged at £2,292.84 for 2026/27. EPC rating - D

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: 73.0 m² ... 786 ft²

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.