

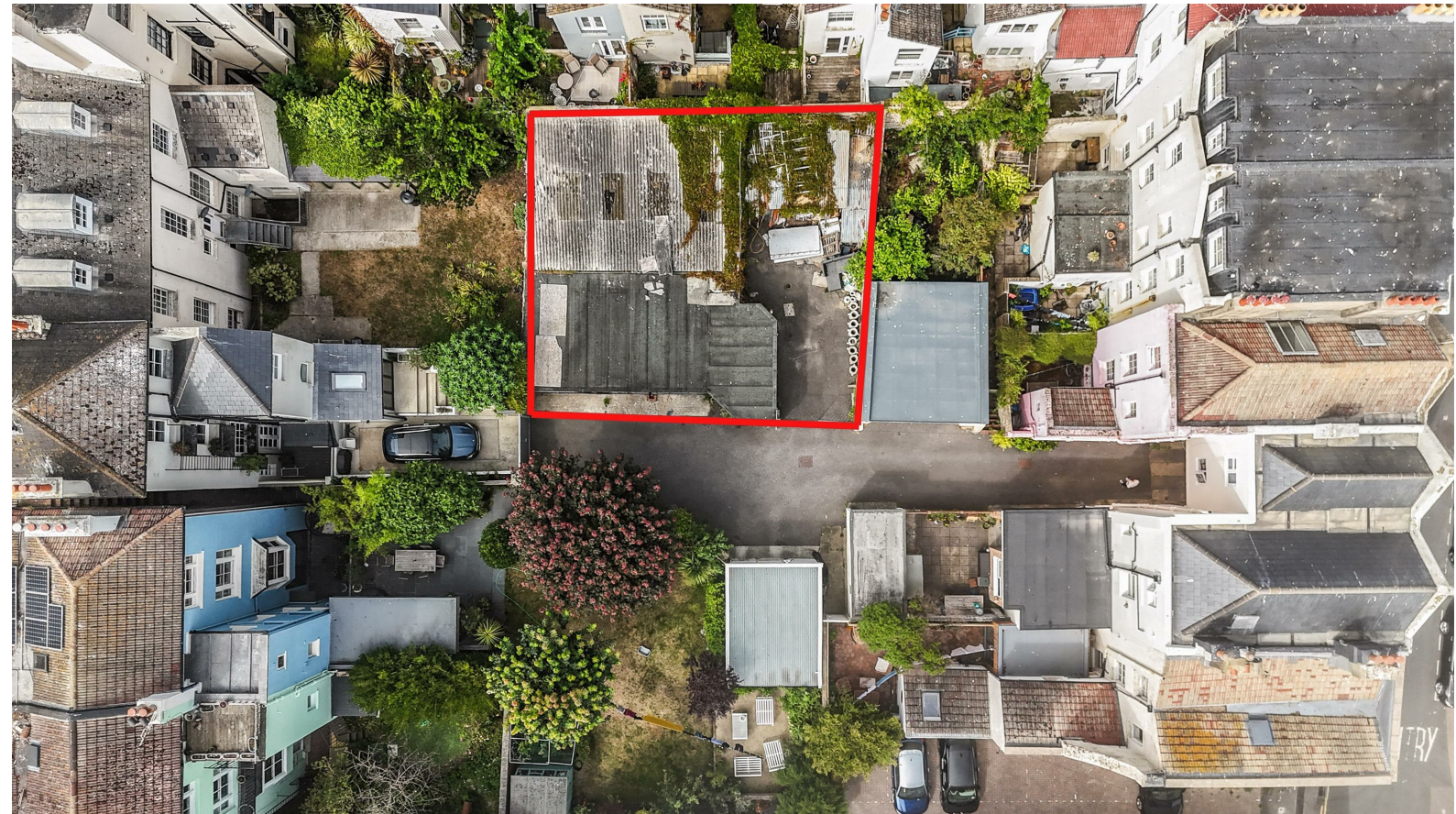
JohnHilton

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Est 1972



Total Area Approx 0.00 sq ft



6B College Place, Brighton, BN2 1HN

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£375,000 Freehold

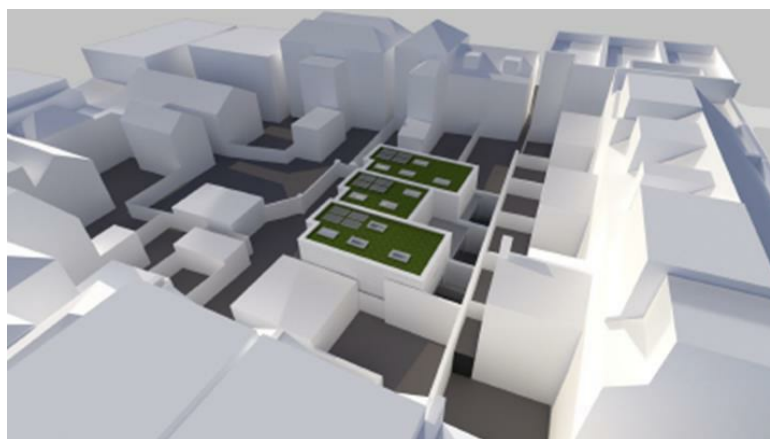
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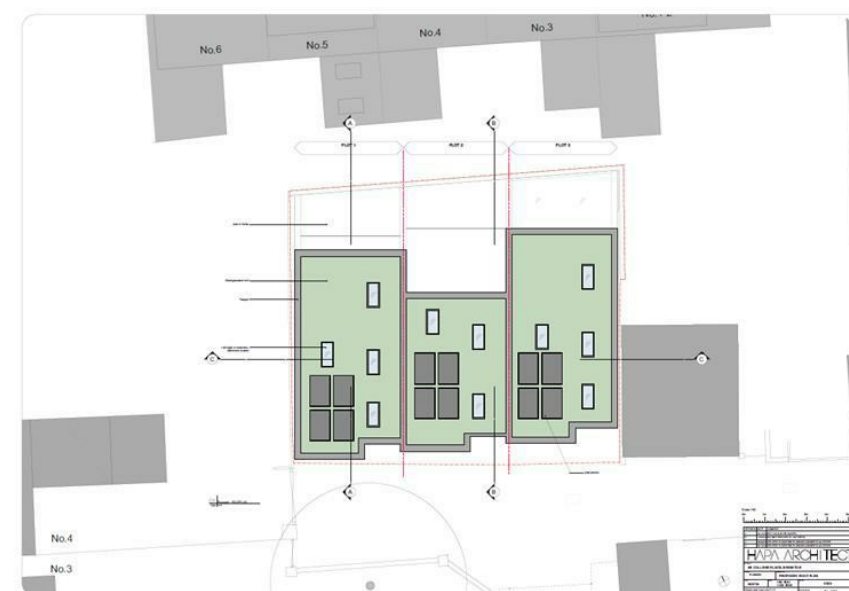
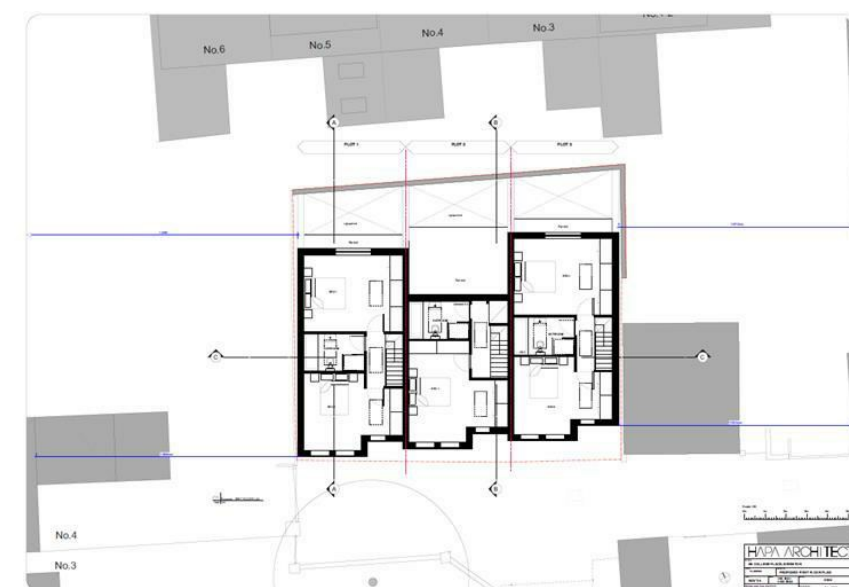
*** DEVELOPMENT OPPORTUNITY ***



A rare opportunity to acquire land with planning permission to build a row of three mews style houses in the sought-after Kemp Town Village.

Set back from the road and accessed via an existing archway at No. 7 College Place, the land is currently arranged as a builder's yard and office. Full planning permission has been granted under planning reference BH2025/00268 for demolition of existing buildings and the erection of three new houses.

Situated in a prime location between Brighton College and the seafront, just up from the vibrant Kemp Town Village, famous for its array of independent shops, cafés and eateries.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **B**

- **DEVELOPMENT OPPORTUNITY**
- **Rare Opportunity in this Location**
- **Popular Kemp Town Village**
- **Full Planning Permission for 3 Houses**
- **Planning Ref: BH2025/00268**
- **Set Back from the Road**
- **Mews Style Development**
- **Car-Free Development**
- **Close to Brighton College**
- **Just a 3-Minute Walk from Seafront**