



Bristol Gardens

Brighton

£475,000



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Perfectly positioned close to the popular area of Kemptown, a spacious THREE BEDROOM, THREE-STOREY TERRACED HOUSE with a LARGE INTEGRAL GARAGE. Sold with NO ONWARD CHAIN.

Arranged over several floors, this well-proportioned home combines practical features with comfortable accommodation. The ground-floor kitchen connects to the generous living room via French doors, allowing you to open the space up for a more sociable layout or keep the rooms separate as desired. On the first floor, the principal bedroom benefits from a storage/wardrobe area and its own en-suite shower room, while a family bathroom and separate W/C can also be found on this level. The second floor comprises two further double bedrooms, one of which includes a useful additional storage area that can serve as a wardrobe or alternative storage.

A spacious integral garage on the lower ground floor is complemented by a separate utility room and additional storage area, providing valuable space for everyday living.

The Local Area

Located near to Kemptown, one of the city's most sought-after and characterful neighbourhoods, the area is known for its strong community feel and brilliant local scene.





Independent cafes, restaurants, bakeries and shops are all within easy reach, while the seafront and the beach are only a short walk, along with the popular Reading Rooms and the Temple at Black Rock cafes, and the Sea Lanes complex.

With Brighton's wider amenities, transport links and the Royal Sussex County Hospital also close at hand, this is a well-positioned home in an unbeatable location, offering flexible living in one of the city's most desirable neighbourhoods.

Brighton train station, with its convenient mainline links for commuters, is a short drive, and there are regular bus services into the centre of Brighton and Hove and to Devil's Dyke, the marina and Rottingdean.

Local schools include St John the Baptist Catholic School, Queens Park Primary School, Royal Spa Nursery School and world-class independent schools, Brighton College and Roedean School, are close by.

Further Information

This property is currently situated in parking zone H. The council tax band is D, which is currently charged at £2,455.79 for 2025/26.

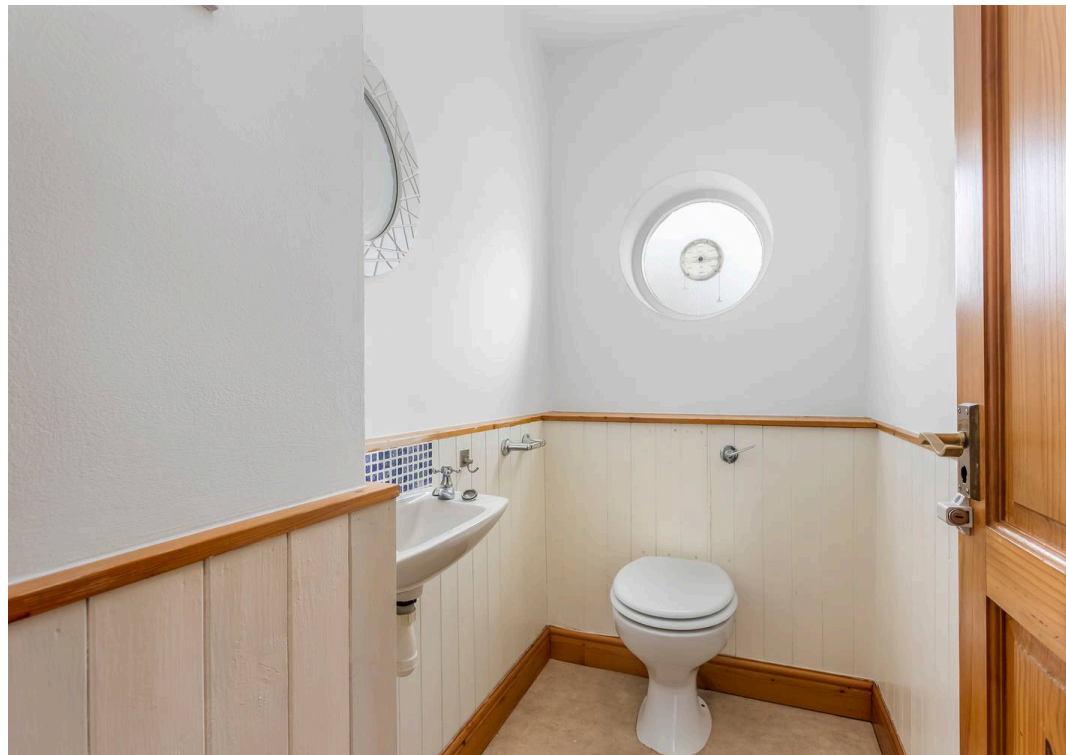
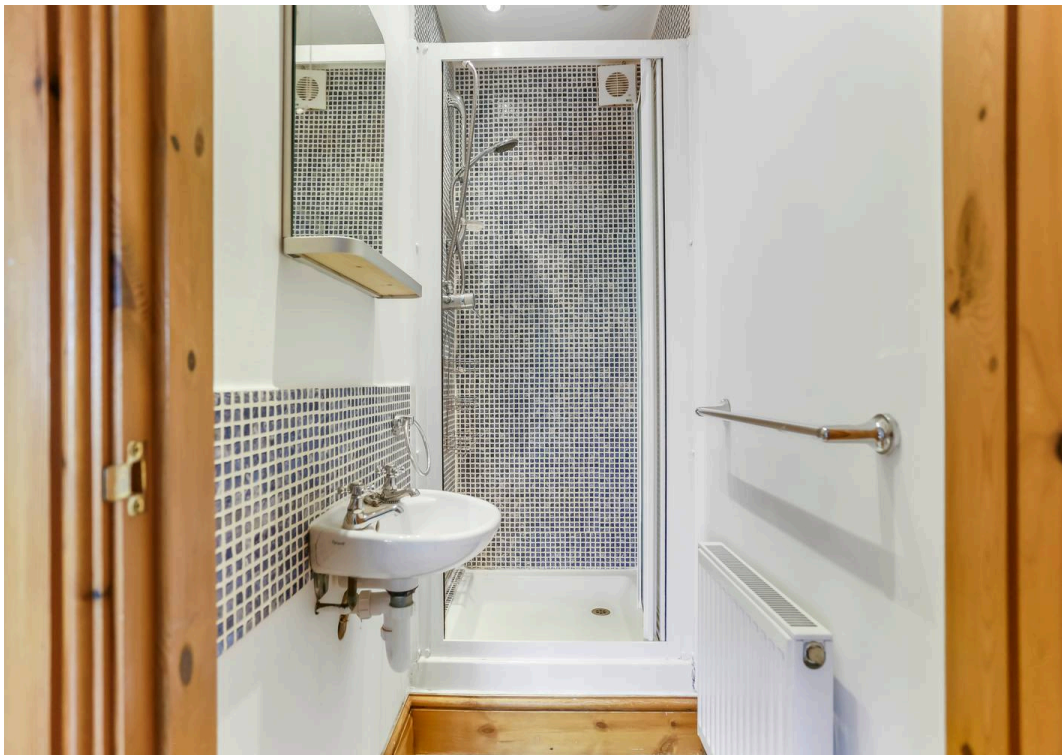
EPC Rating - D

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.

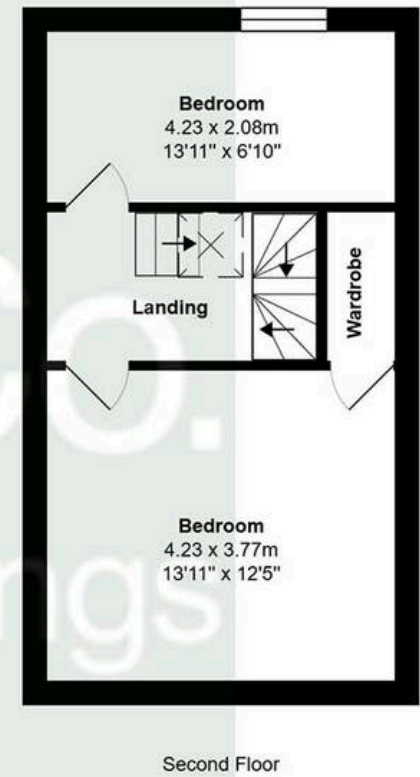
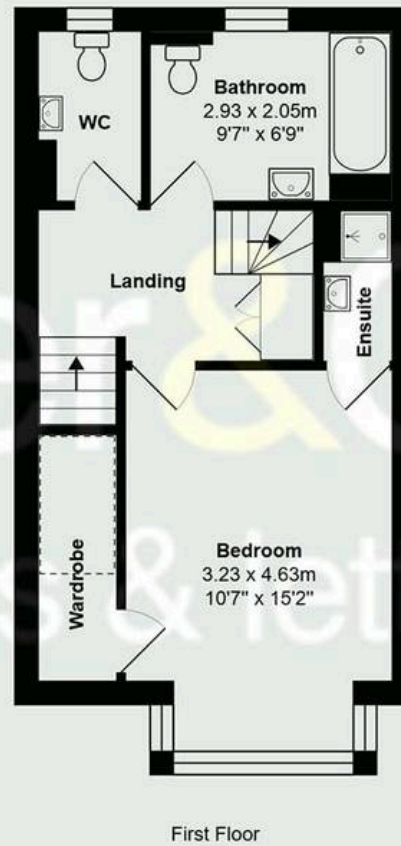
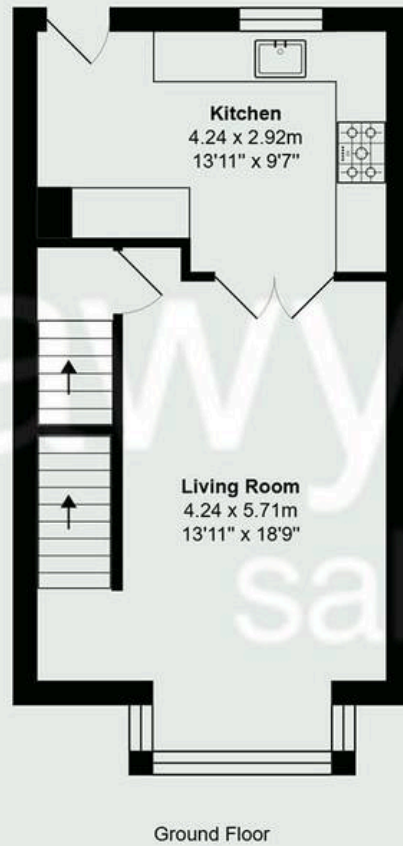
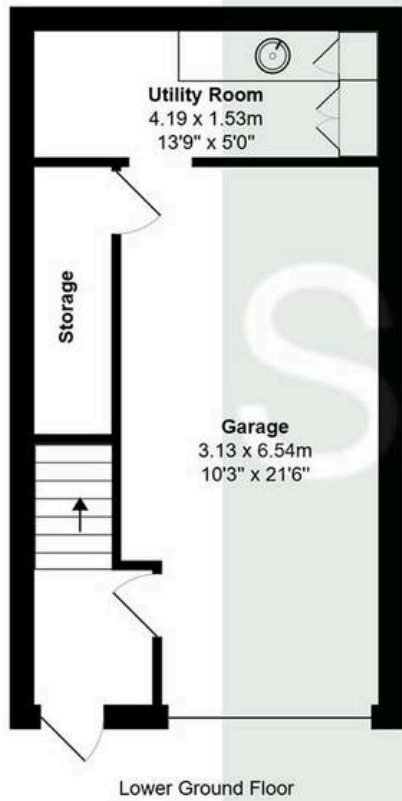
This information has been provided by the seller. Please obtain verification via your legal representative.











Total Area: 138.8 m² ... 1494 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.