



**4 Bed
House
located in Kemp Town**

 **MyHausProperty**
Sales & Lettings

59 Egremont Place
Kempton
Brighton
BN2 0GB



£750,000

This is a brilliant opportunity to secure a high-performing freehold property in one of Brighton's most sought-after locations — currently generating an impressive £85,864 in 2024 through short-term letting.

Split into two well-proportioned flats, the property offers incredible flexibility. On the ground floor, you'll find a stylish one-bedroom flat with its own private courtyard-style garden — perfect for morning coffees or quiet evenings outdoors. Upstairs, the spacious three-bedroom maisonette features a generous living area that's ideal for family life or entertaining.

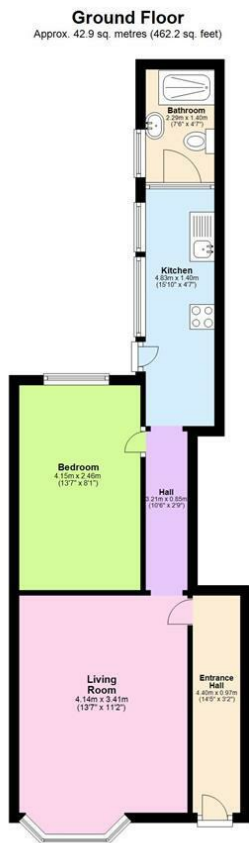
Whether you're looking to continue the successful short-let model, switch to long-term rentals, or reconfigure into a large single family home, this property is packed with potential. With five bathrooms across the two units, there's no shortage of comfort or convenience.

Set on Egremont Place in the heart of vibrant Kempton, you're just a short stroll from the seafront, independent shops, cafes, and all the charm Brighton has to offer.

This is more than just a home — it's a smart investment, a lifestyle upgrade, and a rare chance to own a versatile freehold in a prime coastal location.

Opportunities like this don't come around often — book your viewing today.





Total area: approx. 122.3 sq. metres (1316.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

DIRECTIONS

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