5-6 Charles Street

Brighton, BN2 1TG

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Asking price £650,000

This distinctive four bedroom townhouse, spread across five floors, is located in the heart of Brighton's vibrant Kemp Town district, just moments from the seafront, Soho House, and the lively bars, restaurants, and cafés of St James's Street. Having been a cherished family home for some 40 years, it has rarely been on the market—making this a truly unique opportunity, as similar properties in this sought-after location are seldom available. In need of refurbishment, the property offers exciting potential to become either a stunning family home or a highly sought-after Airbnb investment.

The property is accessed through a street-level front door that opens into a spacious reception room, ideal for use as either a living or dining space. At the rear is the kitchen and an enclosed patio. The lower ground floor features a basement, currently used for storage, laundry, and a WC, with plumbing already in place for a washing machine—offering scope for further development as a cinema room, home office, or additional living area.

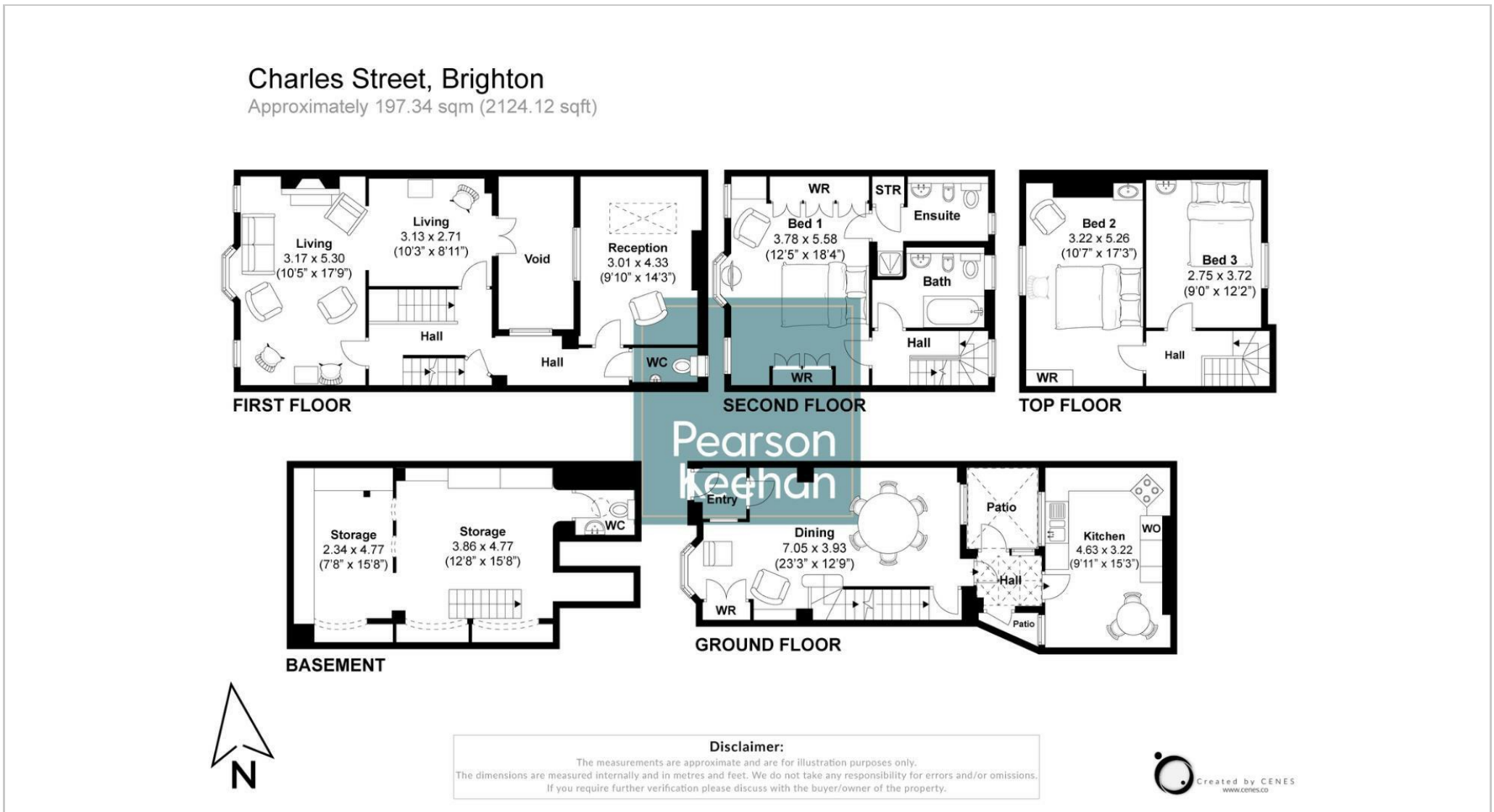
The first floor is home to a large living room at the front, where French doors open onto a balcony that captures the afternoon sun, and a versatile reception space to the rear. A WC is also conveniently located on this level.

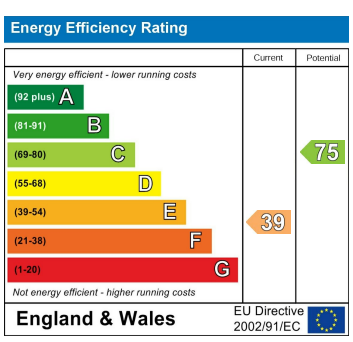
On the second floor, the principal bedroom comes with an en-suite, and a separate family bathroom serves the rest of the home. The top floor offers two additional well-proportioned bedrooms. Adding to its appeal, the home benefits from a recently installed Worcester boiler and a Hive smart heating system—enhancing both efficiency and convenience.

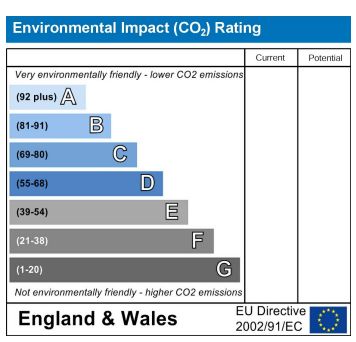
With a double-fronted façade, the property was originally two separate buildings that have now been combined to create a spacious and flexible home.

Full of character and brimming with potential, this rare townhouse offers a unique opportunity to reimagine a distinctive home in one of Brighton's most desirable locations. Additionally, the property comes with the option to purchase a gated off-road parking space on Charles Street, opposite the house, subject to negotiation—making this an incredibly rare find.

The location is also ideal, within the catchment area for several highly regarded local schools, including Queens Park Primary and Brighton College. Brighton Station is just a mile away, and there are regular bus routes nearby. Brighton Marina, offering a selection of restaurants, a cinema, and shopping facilities, is also easily accessible.







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