



Kemp Street, Brighton, BN1 4EF
£2,000 Per Month

& LINES
James

Kemp Street, North Laines, Brighton

- TWO BEDROOM
- DELIGHTFUL TERRACED HOUSE
- PRIME LOCATION
- SUPERBLY PRESENTED
- COURTYARD GARDEN
- EPC RATING C
- COUNCIL TAX BAND C
- DEPOSIT £2307.00
- 12 MONTHS +
- AVAILABLE NOW

A charming two bedroom terraced house situated in a prime location in the heart of the North Laine district of Brighton, within a short walk from the station.

Lines & James are thrilled to bring this rarely available property to the market. Positioned in the vibrant area of Kemp Street, Brighton, this charming house offers a delightful blend of comfort and convenience. Brighton is renowned for its lively culture, stunning seafront, and eclectic mix of shops and restaurants, all of which are just a stone's throw away from the property. The station is also within easy reach and provides services to London in approximately an 1-1.5 hours. The property is beautifully presented and offers well appointed accommodation with character features and plenty of natural light. The reception room features a decorative fireplace, herringbone wood flooring and offers plenty of room for a living and dining area. A patio door in the dining area leads to the courtyard garden, with a cupboard under the stairs for storage. The kitchen also benefits from having access to the courtyard and is fitted in a range of base level units with stylish opening shelving. There are two double bedroom one of which has a cupboard housing the boiler. The impressive bathroom is bright and spacious and is fitted with a roll top bath and separate shower cubicle. The property further benefits from gas central heating and is fully double glazed. This home offers a unique chance to experience the best of Brighton living and early viewings are recommended.



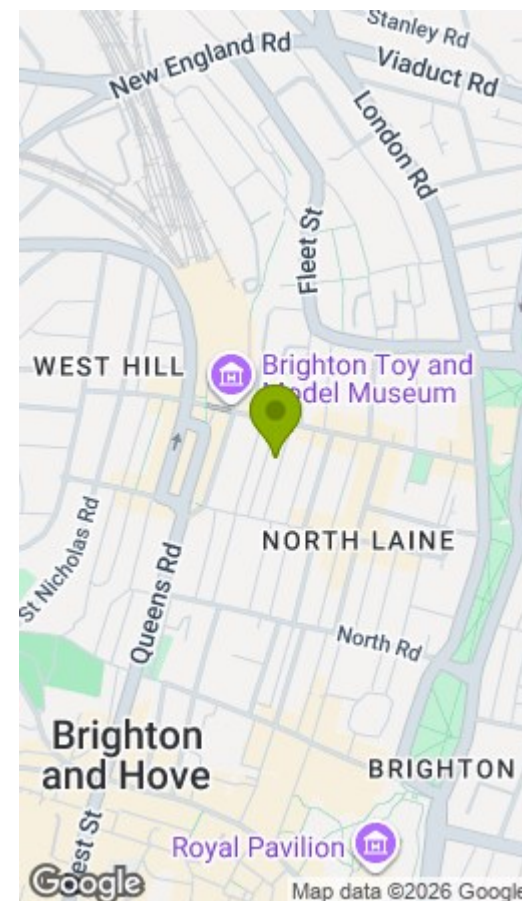


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Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



24 Worthing Road, Horsham, West Sussex, RH12 1SL,
Tel: 01403 210088
lettings@linesandjames.com
www.linesandjames.com

