



**Bristol Gardens, Brighton**

East Sussex

Guide Price £600,000 - £625,000



## The Lees, Brighton

Situated in the popular area of Kemp Town in a private mews, a TWO BEDROOM, THREE STOREY HOUSE in a GATED DEVELOPMENT with ALLOCATED PARKING. Sold with NO ONWARD CHAIN.

Perfectly positioned within a private mews, The Lees is a gated development of contemporary townhouses set in the vibrant Kemp Town area. A welcoming entrance hall leads into a bright open-plan kitchen, living, and dining space, enhanced by a wall of floor-to-ceiling Crittall-style windows and bi-fold doors that flood the room with natural light. The sleek, fully fitted kitchen opens onto a private courtyard, creating a seamless indoor-outdoor flow. A cloakroom and additional storage cupboard complete the ground floor.

On the first floor, a generous double bedroom features fitted wardrobes and a large square window that opens fully, offering rooftop views and access to the flat roof. This level also hosts a stylish, fully tiled bathroom with a shower over the bath. The top floor is dedicated to the principal bedroom, which benefits from its own contemporary en-suite shower room.

Outside, the private rear courtyard provides the perfect spot to relax and entertain, while to the front, an allocated parking space for one vehicle, along with a useful external storage room accessed from the front of the property, completes this wonderful home.



## 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 C, which is currently charged at £2,182.92 for 2025/26.

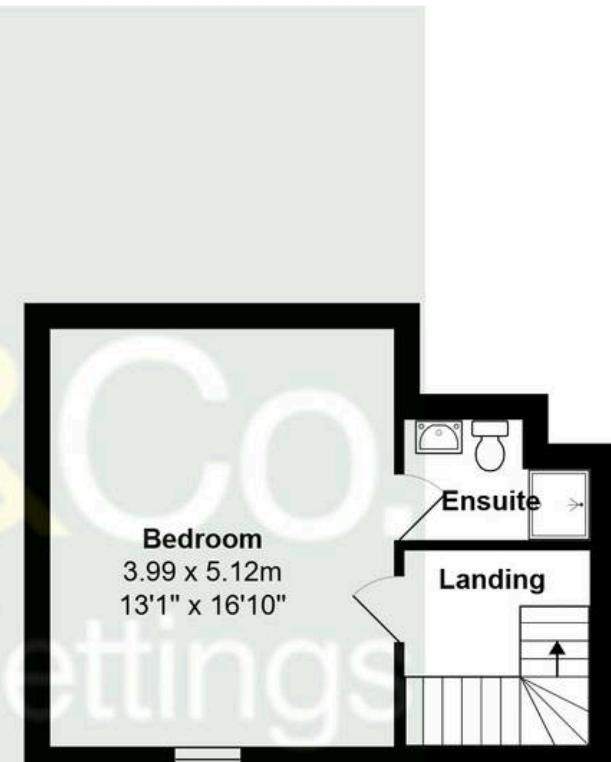
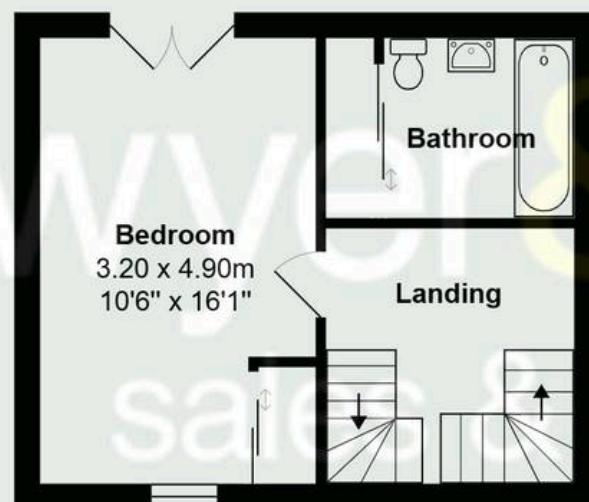
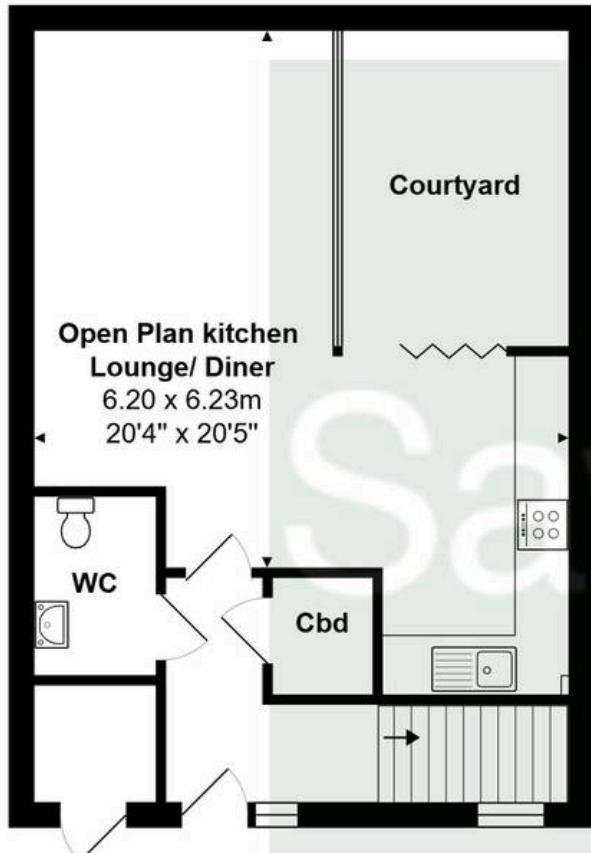
EPC Rating - B / Council Tax - C / Parking Zone - H

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: 115.1 m<sup>2</sup> ... 1239 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



## Sawyer & Co- Brighton

211 Preston Road, Brighton - BN1 6SA

01273 778844 • [clientservices@sawyerandco.co.uk](mailto:clientservices@sawyerandco.co.uk) • [www.sawyerandco.co.uk/](http://www.sawyerandco.co.uk/)

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.