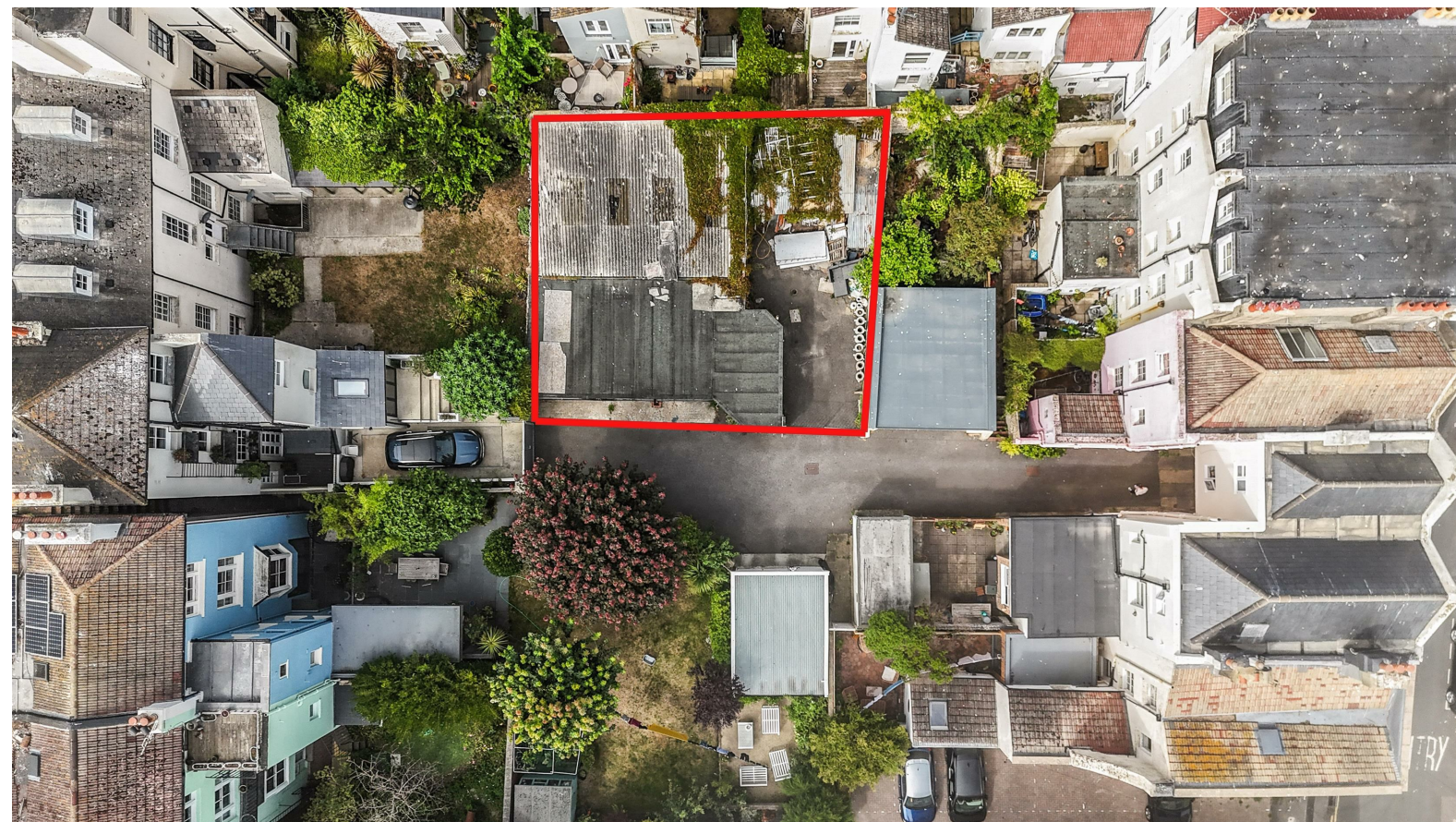




Total Area Approx 0.00 sq ft



6B College Place, Brighton, BN2 1HN

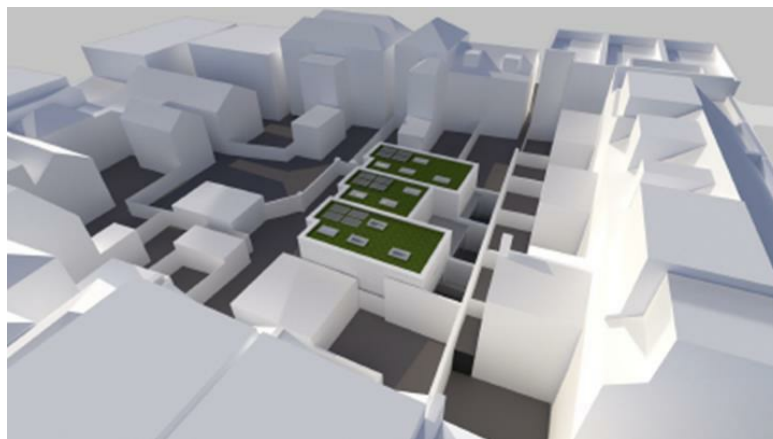
To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£399,950 Freehold



6B College Place Brighton BN2 1HN

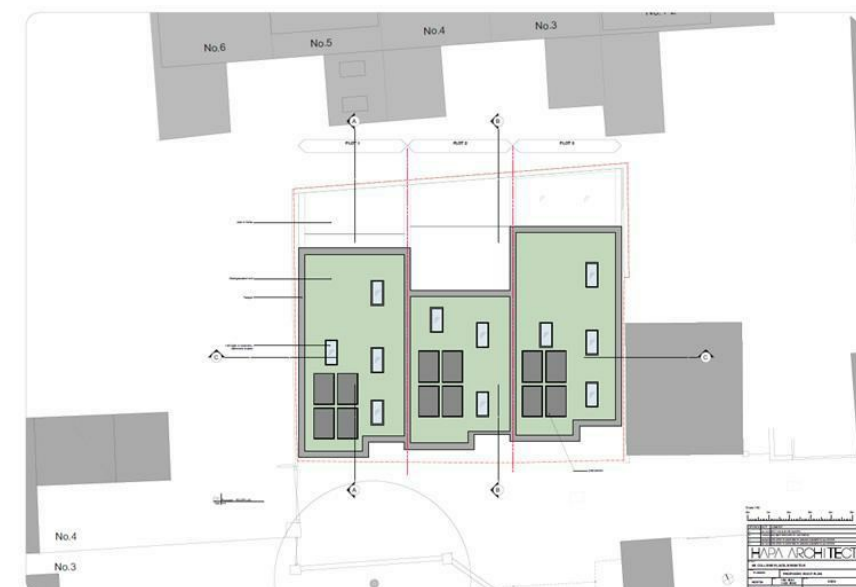
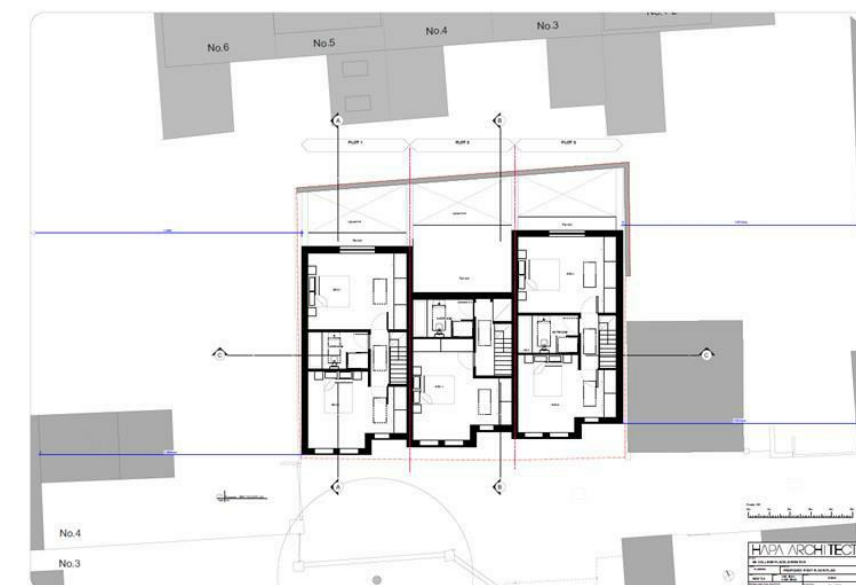
*** DEVELOPMENT OPPORTUNITY ***



A rare opportunity to acquire land with planning permission to build a row of three mews style houses in the sought-after Kemp Town Village.

Set back from the road and accessed via an existing archway at No. 7 College Place, the land is currently arranged as a builder's yard and office. Full planning permission has been granted under planning reference BH2025/00268 for demolition of existing buildings and the erection of three new houses.

Situated in a prime location between Brighton College and the seafront, just up from the vibrant Kemp Town Village, famous for its array of independent shops, cafés and eateries.



- **DEVELOPMENT OPPORTUNITY**
- **Rare Opportunity in this Location**
- **Popular Kemp Town Village**
- **Full Planning Permission for 3 Houses**
- **Planning Ref: BH2025/00268**
- **Set Back from the Road**
- **Mews Style Development**
- **Car-Free Development**
- **Close to Brighton College**
- **Just a 3-Minute Walk from Seafront**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	

Council Tax Band: **B**