



**4 Bed House  
located in  
Egremont Place, Kemptown,  
Brighton**

**MyHaus.**

59 Egremont Place  
Kempton  
Brighton  
BN2 0GB



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Offers In The Region Of  
£750,000

A brilliant opportunity to secure a high-performing freehold property in one of Brighton's most sought-after locations, generating £85,864 in short-term letting income during 2024.

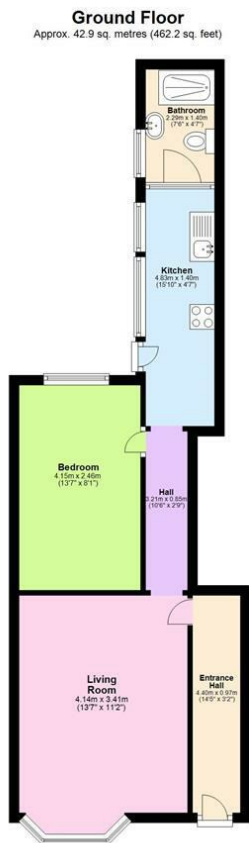
Split into two well-proportioned flats, the property offers real flexibility. The ground floor holds a stylish one-bedroom flat with its own private courtyard garden, ideal for morning coffees or quiet evenings outdoors. Upstairs, a spacious three-bedroom maisonette offers a generous living area perfect for family life or entertaining.

Whether you continue the successful short-let model, switch to long-term rentals, or reconfigure into a single family home, this property is full of potential. Five bathrooms across the two units add to the comfort and convenience.

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

This is a smart investment, a lifestyle upgrade, and a rare chance to own a versatile freehold in a prime coastal location. 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

## CONTACT

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MH-P4PP

# MyHaus.