



27 Kemp Street, Brighton, BN1 4EF

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SUMMARY OF ACCOMMODATION

Ground Floor: Open plan living room/dining room with French doors opening onto the patio garden.

Lower Ground Floor: Bedroom Three with en-suite w.c.

Second Floor: Two bedrooms, Modern shower room.

Outside: Paved patio area.

Set in the very heart of the coveted North Laine Conservation Area, this beautifully presented home offers an exceptional sense of light and space, with versatile accommodation arranged across three thoughtfully designed floors. Elegant proportions, period character and contemporary styling combine seamlessly to create a wonderfully inviting city residence.

The ground floor has been opened to create an impressive living and dining space, perfectly suited to both everyday living and entertaining. To the rear, a separate modern kitchen overlooks the delightful courtyard garden — a peaceful and private retreat in the centre of the city.

The lower ground floor provides a generous additional reception room/bedroom with en-suite w.c. Superb flexibility for modern family life, whether used as a media room, playroom or home office, it's a space that adapts effortlessly to changing needs.

Across the upper floors are two particularly well-proportioned double bedrooms, each filled with natural light, along with a beautifully finished family shower room.



The North Laine is one of Brighton's most loved neighborhoods, known for its independent spirit, creative energy and strong sense of community. Lined with quirky cafés, bakeries, pubs, vintage shops and award-winning eateries, it has a village-like feel right in the heart of the city. Days can be spent browsing independent stores, meeting friends for coffee or enjoying the ever-changing cultural scene. Brighton's famous seafront, with its iconic pier, pebbled beach and wide promenades, is less than half a mile away, perfect for sea swims, weekend walks or sunset drinks.

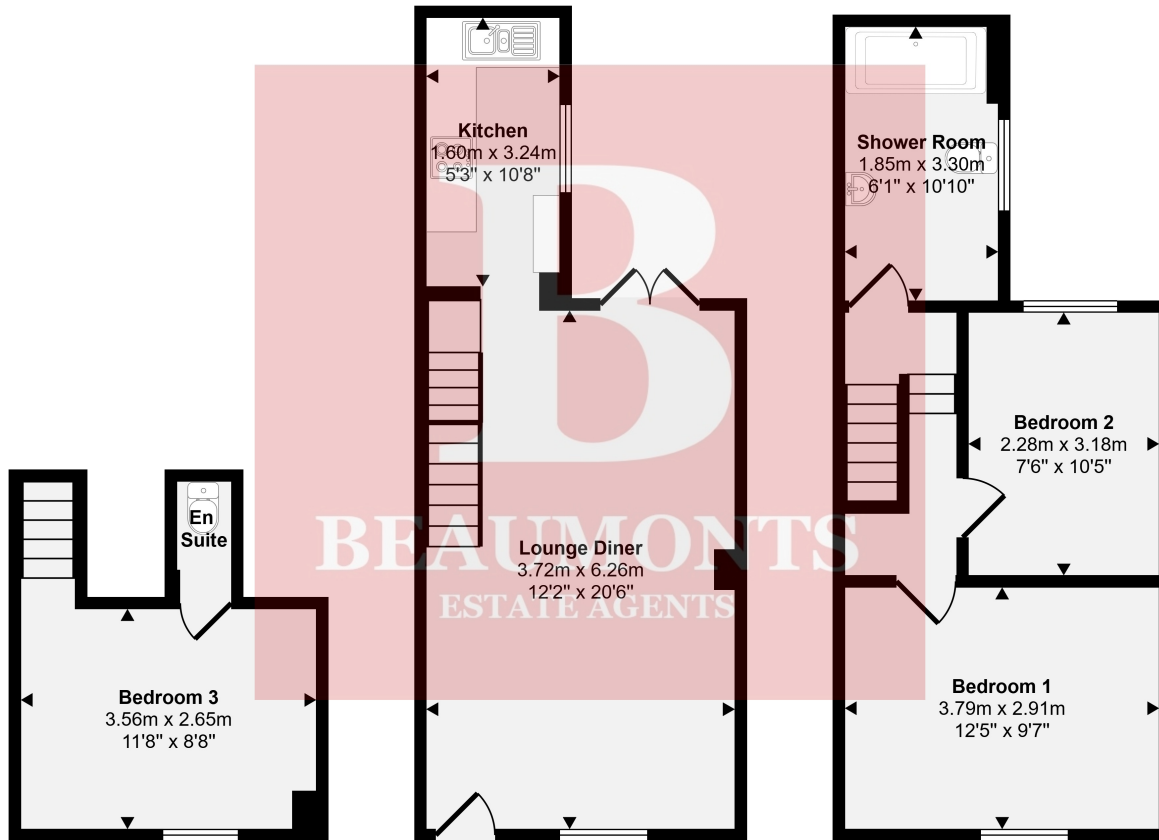
Just a brief four-minute stroll from Brighton mainline station, this property is ideal for London commuters or those who like to get out of the city on occasion. London Bridge can be reached directly in just under an hour and ten minutes and Gatwick Airport in half an hour. Plus, permit-holder parking spaces are available right outside the house for those with a car.

Brighton isn't short of good schools for children of all ages and Kemp Street is well situated for easy access to a number of them. Brighton Girls independent school is a fifteen-minute walk away and Brighton College can be reached in eight minutes by car. Local state schools include St Mary Magdalen's Catholic Primary & Nursery School, St Paul's C of E School, Cardinal Newman Catholic School and Sixth Form, and BHASVIC College

Residents Parking Zone Y
Council Tax Band C



Approx Gross Internal Area
70 sq m / 758 sq ft



Lower Ground Floor
Approx 11 sq m / 123 sq ft

Ground Floor
Approx 29 sq m / 312 sq ft

First Floor
Approx 30 sq m / 324 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.