5 Bedroom Terraced House Located in St Martins Place, Brighton

TAYLOR
MICHAEL

21 St. Martins Place
Brighton
BN2 3LE

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£475,000

Located in the heart of Brighton, St. Martins Place is an attractive and substantial five-bedroom terraced house arranged over four floors, offering an exciting opportunity for both owner-occupiers and investors alike. Offered to the market with vacant possession and no onward chain, the property provides flexible accommodation and huge potential to create a stunning family home whilst also benefiting from an established history as a successful HMO investment property. Situated within close proximity to Brighton city centre, London Road Station and an array of local amenities, this is a rare opportunity in a highly sought-after location.

The ground floor currently comprises a front reception room/bedroom, separate living area and kitchen positioned to the rear of the property. The layout offers fantastic scope for reconfiguration, with the potential to remove the stud wall and create an impressive open-plan living, dining and kitchen space ideal for modern family living. Alternatively, the existing arrangement could be retained to provide a separate lounge and dining room, allowing flexibility depending on a purchaser's requirements. The kitchen itself enjoys direct access from the rear section of the property and offers plenty of potential for extension or upgrading subject to the necessary consents.

The first floor provides a spacious double bedroom alongside a well-appointed family bathroom. The generous proportions throughout the property are immediately apparent, with high ceilings and large windows allowing excellent natural light across each level. This floor would work perfectly as a principal guest suite or could easily accommodate a home office or nursery depending on the needs of the occupier.

Occupying the second floor are two further well-proportioned bedrooms, both offering excellent space for family accommodation or continued HMO use. The layout flows well across the upper floors and provides versatility for a growing family. The property continues to retain many attractive period proportions throughout whilst presenting an exciting opportunity for cosmetic enhancement and personalisation.

The top floor is dedicated to an impressive principal bedroom, occupying the entirety of the third floor and creating a superb master suite with elevated rooftop views across the surrounding area. This level offers exceptional privacy and space, making it an ideal principal bedroom for owner occupiers. Subject to any necessary permissions, purchasers may also wish to explore the possibility of further enhancement to maximise the accommodation on offer.

Whilst the property would make a truly beautiful family home, it also represents an excellent investment opportunity. The house has an established history as a five-bedroom HMO, with rents increasing consistently over recent years, achieving £2,968 PCM in 2022/23, £3,033 PCM in 2023/24, £3,358 PCM in 2024/25 and £3,683 PCM in 2025/26. For the 2026/27 academic year, the property was brought to market later in the letting cycle and is currently achieving £2,000 PCM, which we feel is not reflective of its full rental potential based on its previous letting history. This provides an incoming buyer with the opportunity to continue operating the property as an established HMO and reposition it for the next student letting cycle, while equally offering the potential to return the property to a traditional family home in the future.

St. Martins Place is ideally positioned for easy access to Brighton city centre, the seafront, universities and excellent transport links including Brighton and London Road railway stations. The surrounding area offers an excellent selection of independent cafes, restaurants, parks and local amenities, making this an increasingly desirable residential location. Combining substantial accommodation, investment potential and future flexibility, this is a truly rare opportunity to acquire a sizeable Brighton property with both immediate income and long-term residential appeal.

Please note that some photographs have been virtually enhanced using AI technology for marketing purposes. The fixtures and fittings remain unchanged, with alterations limited to decluttering and general presentation improvements only.

STUDENTS

St. Martins Place, Brighton, BN2 3LE

Approximate Gross Internal Area = 120.3 sq m / 1295 sq ft

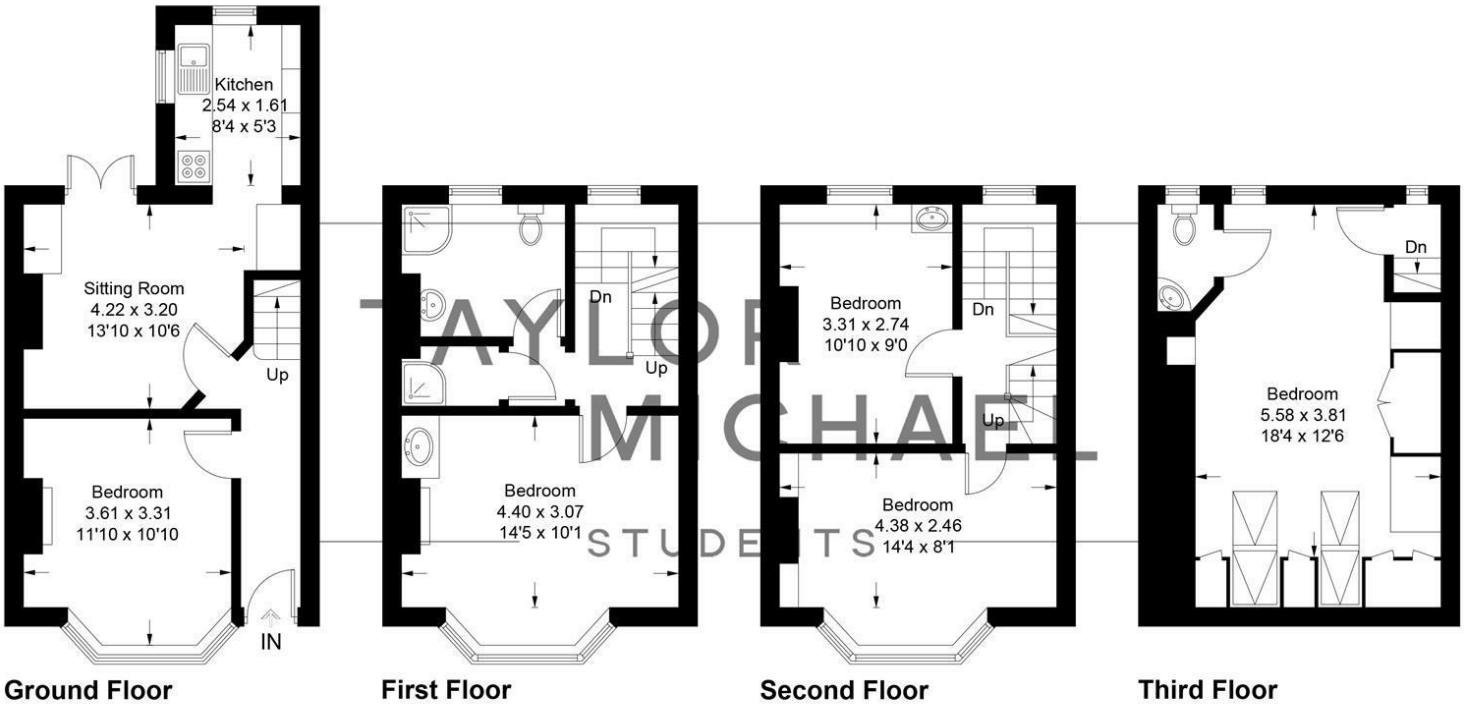

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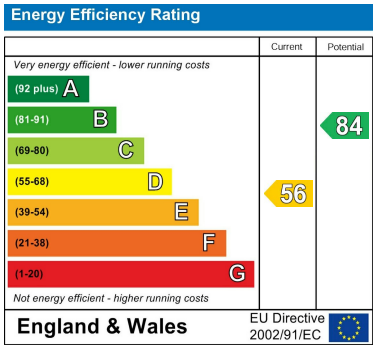
Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



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