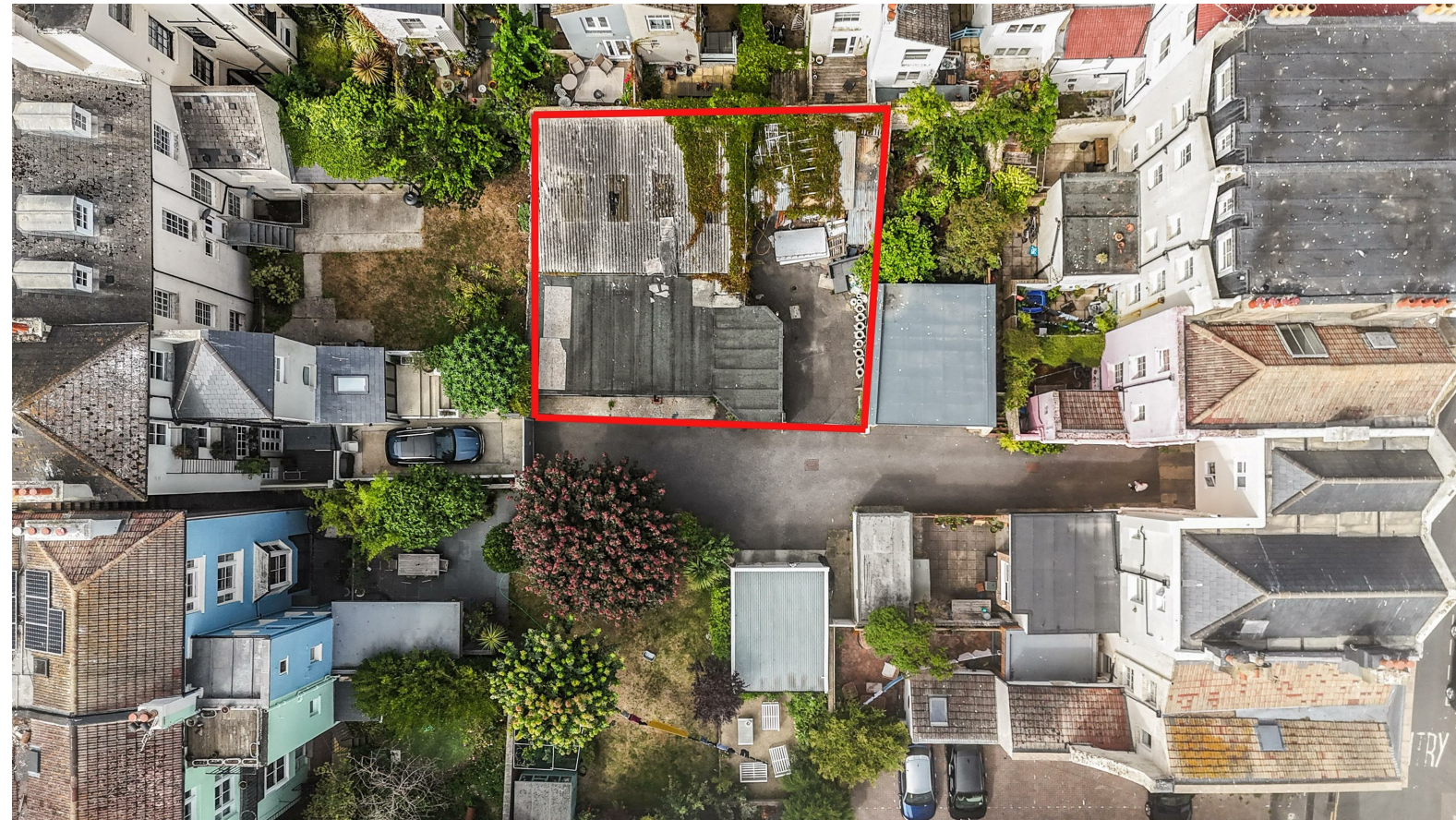




Total Area Approx 0.00 sq ft



6B College Place, Brighton, BN2 1HN

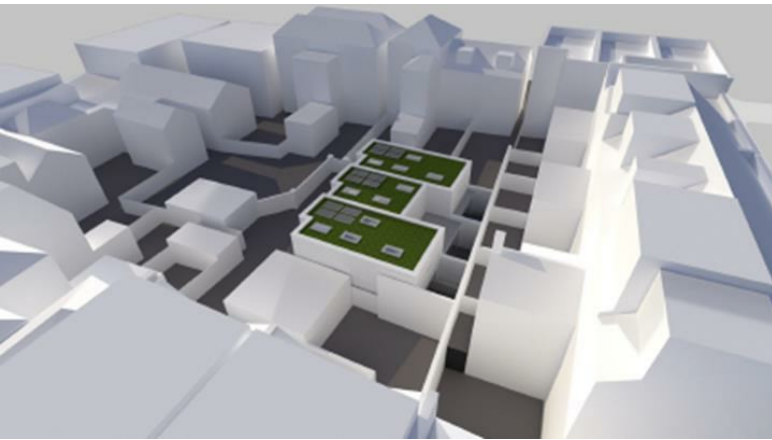
To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

## £425,000 Freehold

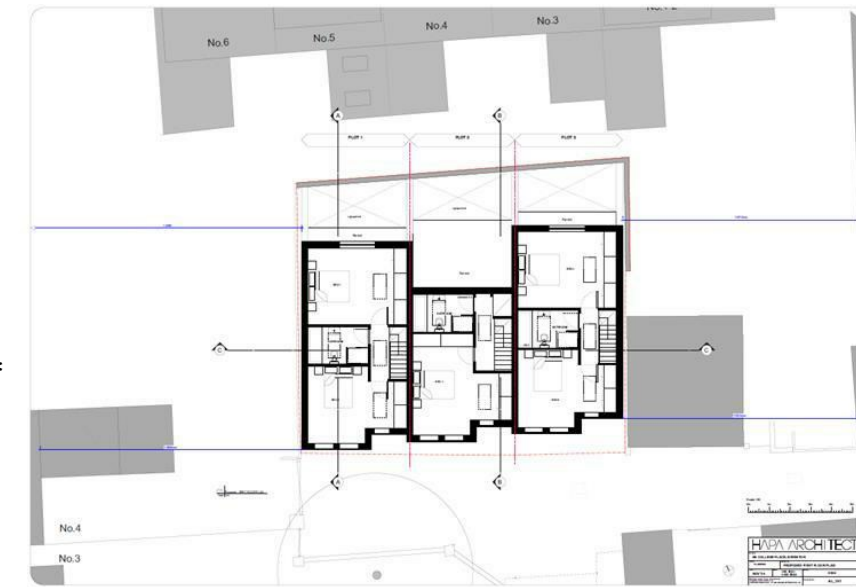


## 6B College Place Brighton BN2 1HN

\*\*\* 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band: **B**