



St. Georges Terrace, Brighton BN2 1JJ

welcome to

St. Georges Terrace, Brighton

An exceptional 4,000 sq ft double-fronted period home with flexibility as either a boutique hotel or private residence. Currently with 9 en-suite bedrooms across 3 floors & one of the largest southerly gardens in the area. The LGF hosts a spacious self-contained 2-bedroom flat with 2 reception rooms





Lower Ground Floor

Ground Floor

First Floor

Second Floor

Total floor area 359.9 m² (3,874 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Opportunities like this are rarely available in Brighton. This impressive four-storey, double-fronted home combines period elegance with scale and versatility, measuring just under 4,000 sq ft. Presently trading as a highly successful award-winning boutique hotel, the property features nine individually designed en-suite bedrooms arranged over three floors.

The spacious self-contained two-bedroom, two-reception flat on the lower level provides excellent owner's accommodation, a private annex, or a lucrative rental opportunity. Both the main house and the flat enjoy direct access to a substantial south-facing garden - a rare find in Kemp Town - bathed in sunlight throughout the day.

The property has recently secured full planning approval for "Change of Use" from commercial to residential, allowing a seamless transformation into one of the largest and most desirable family homes in the area. A few sympathetic alterations could create a spectacular residence of scale and character, blending period features with modern living.

Set in a highly sought-after position, the house sits just behind Brighton beach, steps from Kemp Town Village, and moments from Brighton College. Soho House, the Lanes, and Brighton's vibrant city centre are all within easy reach, making this a unique chance to acquire a landmark home with exceptional lifestyle and investment potential.

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St. Georges Terrace, Brighton

- Circa 4,000 sq ft
- Change Of Use Granted From Commercial to Residential
- Huge South Facing Garden
- 9 Bedrooms with En-suites
- 2 Bedroom, 2 Reception Room Self Contained Flat

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£1,350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107922



Property Ref:
KET107922 - 0014

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