

JohnHilton

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Est 1972



Total Area Approx 487.00 sq ft

5 Eaton Place, Brighton, BN2 1EH

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Guide Price £360,000-£370,000
Leasehold

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5 Eaton Place Brighton, BN2 1EH

*** GUIDE PRICE £360,000-£370,000 ***

Located in the heart of the highly desirable Kemp Town area, this stunning and spacious one-bedroom first-floor flat occupies an attractive Regency terrace and enjoys beautiful sea views from its bay-fronted balcony.

Upon entering, you are welcomed by a well-presented interior that has been thoughtfully arranged to maximise the available space. The heart of the home is the bright and airy living and dining area, where large bay windows with original Victorian shutters flood the room with natural light, opening directly onto a charming balcony with space for a table and chairs and offering sea views – the perfect spot to relax and enjoy the coastal outlook.

The living space flows seamlessly into a compact yet well-appointed, bespoke kitchen, creating a sociable and inviting atmosphere ideal for both everyday living and entertaining.

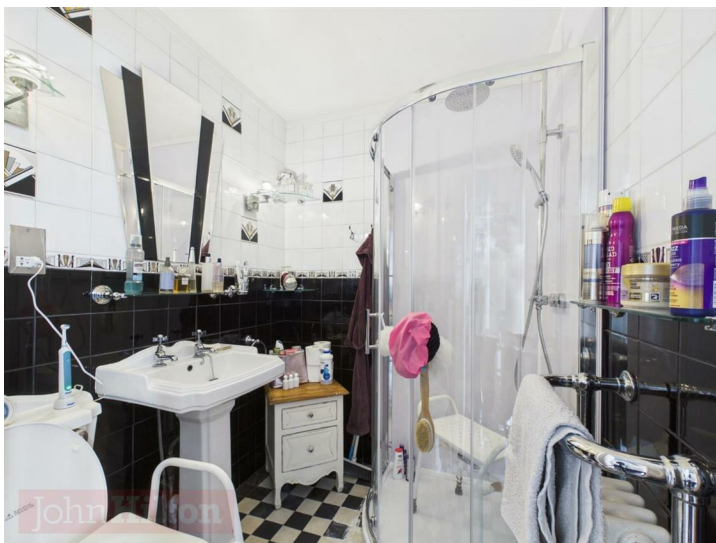
A comfortable double bedroom is situated at the rear, complete with built-in cupboards and attractive exposed brickwork either side of the window, adding character and warmth to the room, and the stylish bathroom has recently been refurbished with modern fixtures and fittings.

The flat is presented in excellent decorative order throughout and requires no immediate internal work. Externally, the building has recently benefitted from redecoration and new window sills completed in 2025.

Enjoying an exceptional location, this property is just moments from the seafront with access to the beach and regular bus services running both east and west of the City, a 5-min walk from the County Hospital, a 7-min walk from Kemp Town Village with its eclectic mix of independent cafés, restaurants, shops and amenities, and a 20-min walk from Brighton's city centre.

Combining period charm, modern convenience, stunning sea views and an unbeatable location, this delightful property represents a rare opportunity.

Vendor suited, so early viewing is highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **B**

- Grade II Listed Building
- One-Bedroom First-Floor Apartment
- Spacious Living/Dining Room
- Balcony with Sea Views
- Gas Central Heating
- Period Features
- Bespoke Kitchen
- Vendor Suited
- Vibrant Kemp Town Location
- Moments from Seafront & Beach