



2 Kew Street
Brighton, BN1 3LG

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Offers in excess of £735,000

Located in a sought after central Brighton position, this well presented three bedroom townhouse offers generous and versatile accommodation arranged over three floors, together with two off road parking spaces, an electric vehicle charging point, a private west facing patio and access to a further communal garden.

The ground floor provides a welcoming entrance hall together with a cloakroom together with a generous utility room offering excellent storage and practical space for laundry and household appliances. Also on this level is a spacious double bedroom to the front, complete with a modern en suite shower room, ideal for guests, independent living or working from home.

Stairs rise to the first floor, where the property truly opens up into an impressive open plan kitchen, dining and living space spanning the full depth of the house, creating a bright and sociable environment. The contemporary kitchen is fitted with sleek cabinetry, integrated appliances and generous work surfaces, with a breakfast bar overlooking the dining area, with kitchen door opening directly onto the patio, which in turn has a gate leading to the communal garden, offering easy access to outdoor space. The living area features a Juliet balcony facing east, welcoming in the morning light and enhancing the sense of openness throughout this floor.

On the second floor are two further well proportioned double bedrooms, both enjoying excellent natural light. The principal bedroom benefits from fitted storage, while the third bedroom sits peacefully to the rear. A modern family bathroom with bath and shower over completes this floor.

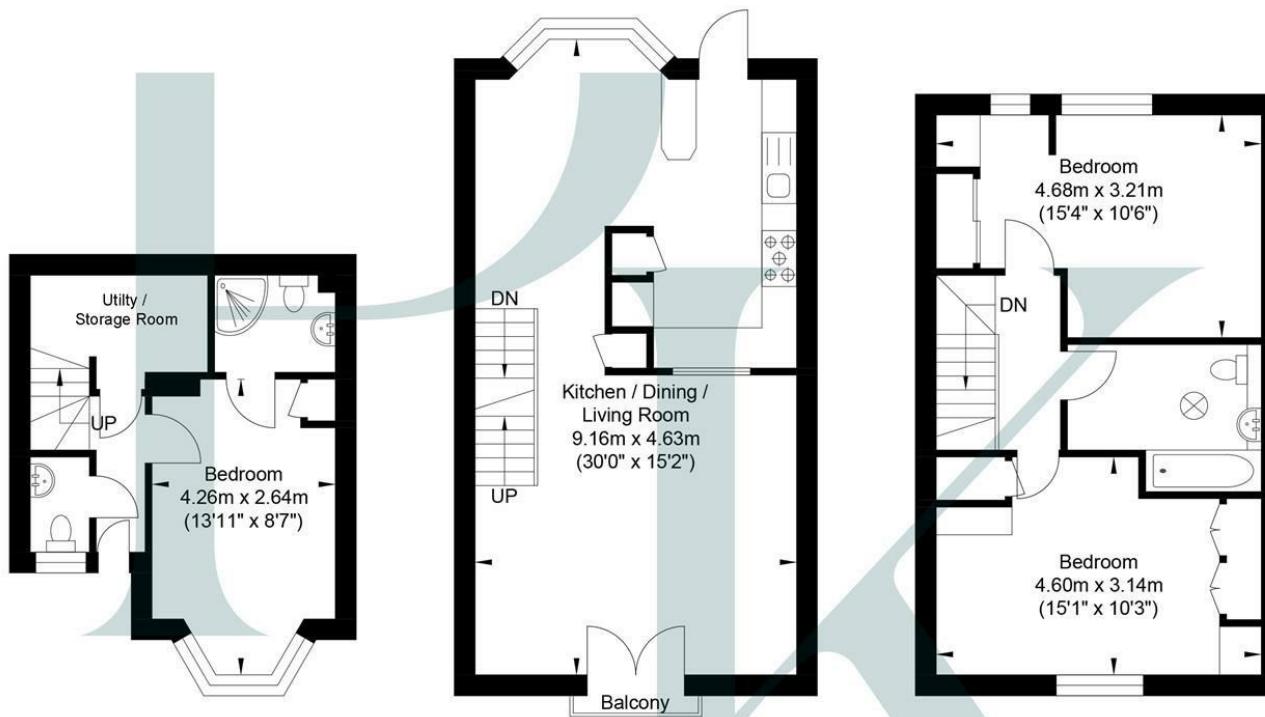
To the front, the house benefits from two off road parking spaces and an electric vehicle charging point, a significant advantage in this location.

Kew Street is perfectly positioned in the heart of Brighton's vibrant North Laine district, an area renowned for its independent shops, cafés, restaurants and creative atmosphere. The property sits within the North Laine Conservation Area, designated by Brighton & Hove City Council to preserve the historic character and distinctive streetscape that make this neighbourhood so sought after.

Brighton Mainline Railway Station is just a short walk away, providing direct services to London and Gatwick. The seafront, Seven Dials and the city centre are all within easy reach, along with several highly regarded local schools.



Kew Street



Ground Floor
Approximate Floor Area
227.11 sq ft
(21.10 sq m)

First Floor
Approximate Floor Area
438.41 sq ft
(40.73 sq m)

Second Floor
Approximate Floor Area
406.55 sq ft
(37.77 sq m)

Approximate Gross Internal Area = 99.6 sq m / 1072.07 sq ft

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson
Keehan