

PHILLIPS & STILL



- A delightful two bedroom town house
- Occupying three floors
- Bathroom and shower room
- Courtyard and Balcony / Terrace
- No onward chain

Kensington Street, Brighton, BN1 4AJ

Guide Price Of £450,000 - £475,000

A fantastic town house arranged over three floors situated in the very heart of Brighton city centre, which is only a stones throw from a variety of restaurants, shops, coffee places and bars. This freehold property is only moments away from Brighton seafront and is well presented with no onward chain



## Property Description

Introducing a rarely available two-bedroom freehold townhouse, perfectly situated in a sought-after city centre location. This charming property is arranged over three floors, offering generous living accommodation that caters to modern lifestyles.

Two spacious bedrooms, each designed for comfort and tranquility, with plenty of natural light. The open-plan layout on the ground floor provides a seamless flow between the living area, dining space, and kitchen, ideal for entertaining or relaxing.

The townhouse is in good decorative order, featuring tasteful finishes that blend modern sensibilities with classic charm. A delightful courtyard offers a private outdoor retreat for enjoying morning coffee or evening gatherings.

Just moments from the vibrant Brighton seafront, the property is surrounded by a wealth of local amenities, shops, and cultural attractions, making it an ideal base for city living.

This townhouse is perfect as a holiday retreat or an Airbnb investment, providing an excellent opportunity for lucrative short-term rentals. With no onward chain, this property allows for a smooth and quick transaction.



# Accommodation

## GROUND FLOOR

ENTRANCE HALL

BEDROOM TWO  
16' 6" x 9' 11" (5.03m x 3.02m)

BATHROOM

STORE ROOM

FIRST FLOOR

OPEN PLAN SITTING ROOM / KITCHEN  
21' 9" x 16' 0" (6.63m x 4.88m)

ENCLOSED COURTYARD

SECOND FLOOR

BEDROOM ONE  
15' 10" x 11' 6" (4.83m x 3.51m)

SHOWER ROOM

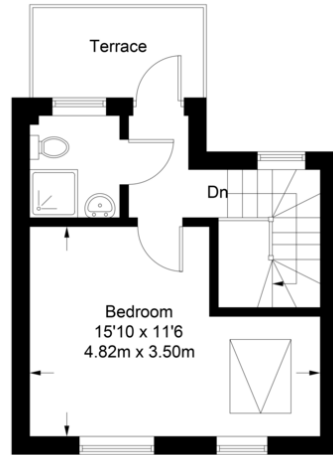
## OUTSIDE

PRIVATE REAR BALCONY / TERRACE

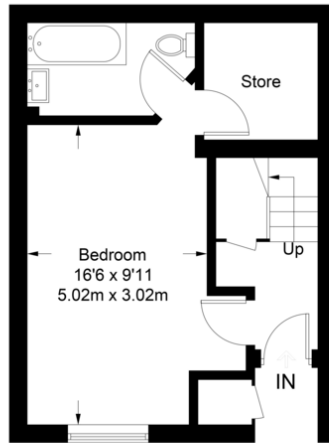


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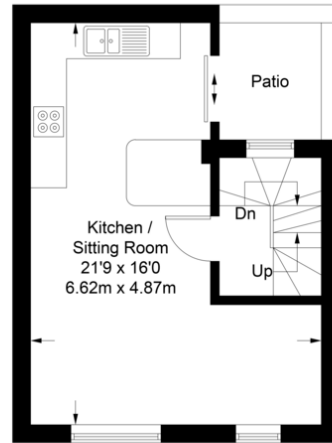
Approximate Gross Internal Area = 82.7 sq m / 890 sq ft  
(Excluding External Cupboard)



**Second Floor**

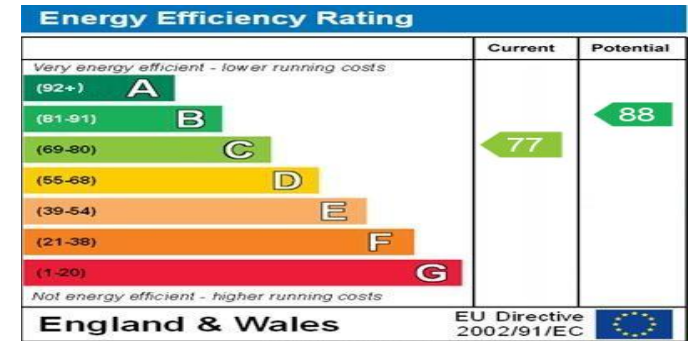


**Ground Floor**



**First Floor**

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



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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