

Seymour Square, Brighton

East Sussex

£700,000







Seymour Square, Brighton

Superbly located in the heart of Kemptown Village, just steps from Brighton seafront, a well-presented THREE-BEDROOM, TWO-BATHROOM, THREE-STOREY TOWNHOUSE with a SUNNY PRIVATE PATIO, BALCONY with SEA VIEWS and OFF-STREET PARKING.

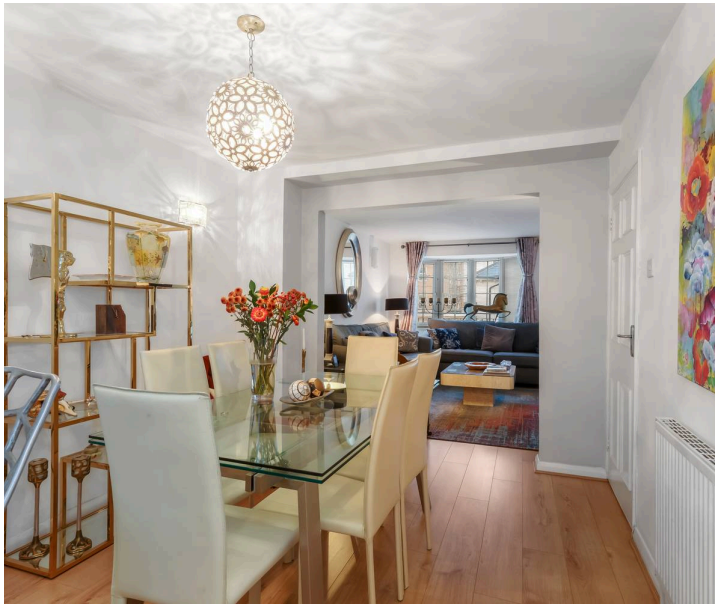
Situated within a desirable Georgian-style garden square, moments from the beach, this attractive townhouse offers thoughtfully arranged accommodation across three floors, combining flexible living space with an enviable coastal location.

On the ground floor, a welcoming entrance hall leads through to a versatile family room, with patio doors opening directly onto the sunny courtyard. There is also a good-sized double bedroom at the front of the property, which has its own entrance and leads through to a useful utility and bike storage area. A contemporary shower room completes this level.

The first floor is dedicated to an impressive open-plan living and dining area, which flows through to the modern kitchen. The bright and airy reception room enjoys a lovely outlook, with patio doors opening onto the private balcony, where sea views and a sunny aspect can be enjoyed. The dining room sits between the living space and kitchen with a subtle partition creating a separation while retaining the sociable feel of the layout. The contemporary fully fitted kitchen enjoys sleek white cabinetry and integrated appliances, while plantation shutters add to its appeal.

On the top floor are two further double bedrooms, both fitted with built-in wardrobes. The principal bedroom also enjoys the benefit of an ensuite bathroom, complete with a separate shower, jacuzzi bath and built-in storage.







Outside, the private walled courtyard provides a lovely spot to relax or entertain, with mellow paving winding around established plants and trees. There is ample room for outdoor dining, making this a particularly inviting space to enjoy the sunshine.

Local Information

Located in the East Cliff conservation area, Seymour Square is a desirable, peaceful residential neighbourhood nestled in the heart of Kemptown Village. Within easy walking distance of the vibrant shops, bars, restaurants and cafes on St George's Road, Eastern Road and St James's Street, from artisan coffee houses to vintage antique shops, there's no shortage of choice. The square is located just a 3-minute walk from the seafront, beach, and the popular Sea Lanes complex and Yellowave Beach Volleyball courts. The Reading Rooms and the Temple at Black Rock cafes are a short stroll along the coastal path, finishing at Brighton Marina with its superstore, cinema and casual dining. The Royal Sussex County Hospital is also within easy walking distance and the centre of Brighton, with its high street stores and famous Lanes, is easily accessible. Local schools include Brighton College and St Luke's and Queen's Park primaries.

Further Information

This property has an allocated parking space and the address is currently situated in parking zone H. The council tax band is F, which is currently charged at £3,725.86 for 2026/27. EPC Rating - C

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker Website. Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

There is an annual charge of £375 for the maintenance of the square's garden.

This information has been provided by the seller. Please obtain verification via your legal representative.

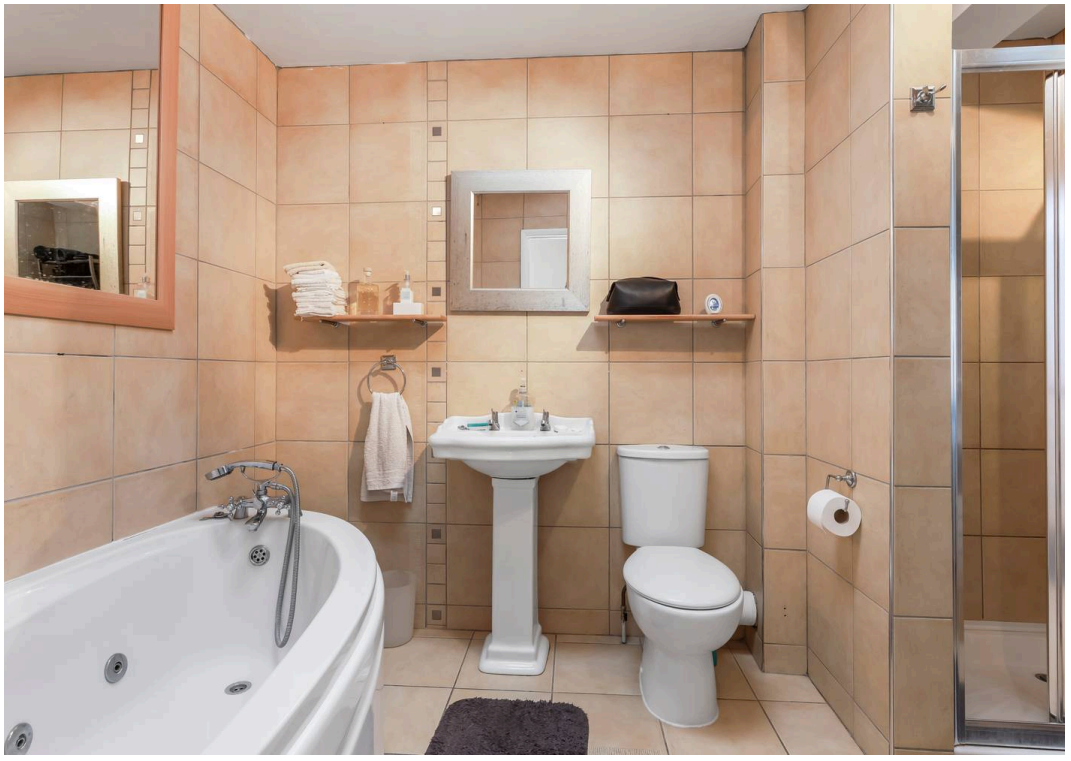




























Total Area: 149.4 m² ... 1608 ft² (excluding courtyards, balcony)

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.