



St Georges Terrace, BN2

£1,350,000

**ASTON  
VAUGHAN**

Sales and Lettings

## INTRODUCING

# St Georges Terrace, BN2

9 Bedrooms | 9 Bathrooms | 4 Reception Rooms | 2677 Sq Ft |  
Self-contained two-bedroom apartment included

Opportunities of this scale and versatility are exceptionally rare in the heart of Brighton's most sought-after coastal setting. Situated in the prestigious enclave of Kemp Town, just moments from the seafront, St. Georges Terrace is an outstanding four-storey, double-fronted period residence extending to just under 4,000 sq ft.

Currently operating as an award-winning boutique hotel, the property offers nine beautifully appointed en-suite bedrooms arranged across the upper floors, each individually designed to provide comfort, privacy, and character. The existing configuration lends itself perfectly to continued hospitality use, yet equally presents a remarkable opportunity for transformation into a substantial and elegant private residence. The property has recently gained full approved change of use from commercial to residential from Brighton Council, making it even easier to be transformed into a truly exceptional residence.





A key feature of the property is the spacious, self-contained two-bedroom garden flat occupying the lower level. Complete with two reception rooms and its own private entrance, this versatile space is ideal as owner's accommodation, a guest annex, or a high-yield rental opportunity. Both the main house and the flat benefit from direct access to the exceptional south-facing garden.

The garden itself is a true rarity within Kemp Town—generous in scale and wonderfully private, it enjoys a prized southerly aspect, ensuring sunlight throughout the day. This expansive outdoor space offers enormous potential for landscaping, entertaining, and alfresco living, creating a seamless extension of the internal accommodation.

Internally, the property retains an abundance of period charm, with impressive proportions, high ceilings, and elegant architectural details throughout. Two principal reception rooms provide flexible living and entertaining space, easily adaptable to suit a variety of lifestyles—from formal entertaining to relaxed family living.



The house has the opportunity full for change of use from commercial to residential, to create one of the largest and most impressive private homes in the area. With already granted change of use, thoughtful and sympathetic refurbishment could transform the property into a truly exceptional residence, blending its elegant period architecture with contemporary design and modern living requirements.

This is a rare opportunity to acquire a landmark property of considerable scale and flexibility in one of Brighton's most desirable locations. Whether as a grand private residence, a boutique hospitality venture, or a hybrid investment, St. Georges Terrace offers exceptional potential and lifestyle appeal.

Importantly, the property includes a spacious self-contained two-bedroom apartment, positioned on the lower level. This versatile accommodation benefits from its own private entrance and comprises two well-proportioned bedrooms, two reception rooms, a kitchen, and bathroom facilities. With direct access to the garden, it functions perfectly as owner's accommodation, an independent guest suite, or a high-yield rental unit, adding a valuable and flexible dimension to the overall property.

The location is second to none. Positioned just behind Brighton beach, the property is only a short stroll from Kemp Town Village, renowned for its independent boutiques, cafés, and restaurants. Brighton College is moments away, while the vibrant city centre, the Lanes, and Soho House are all within easy reach. Excellent transport links provide convenient access to London and beyond.





## Education:

Primary: Queens Park Primary, St Luke's Primary,

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC, BHASVIC

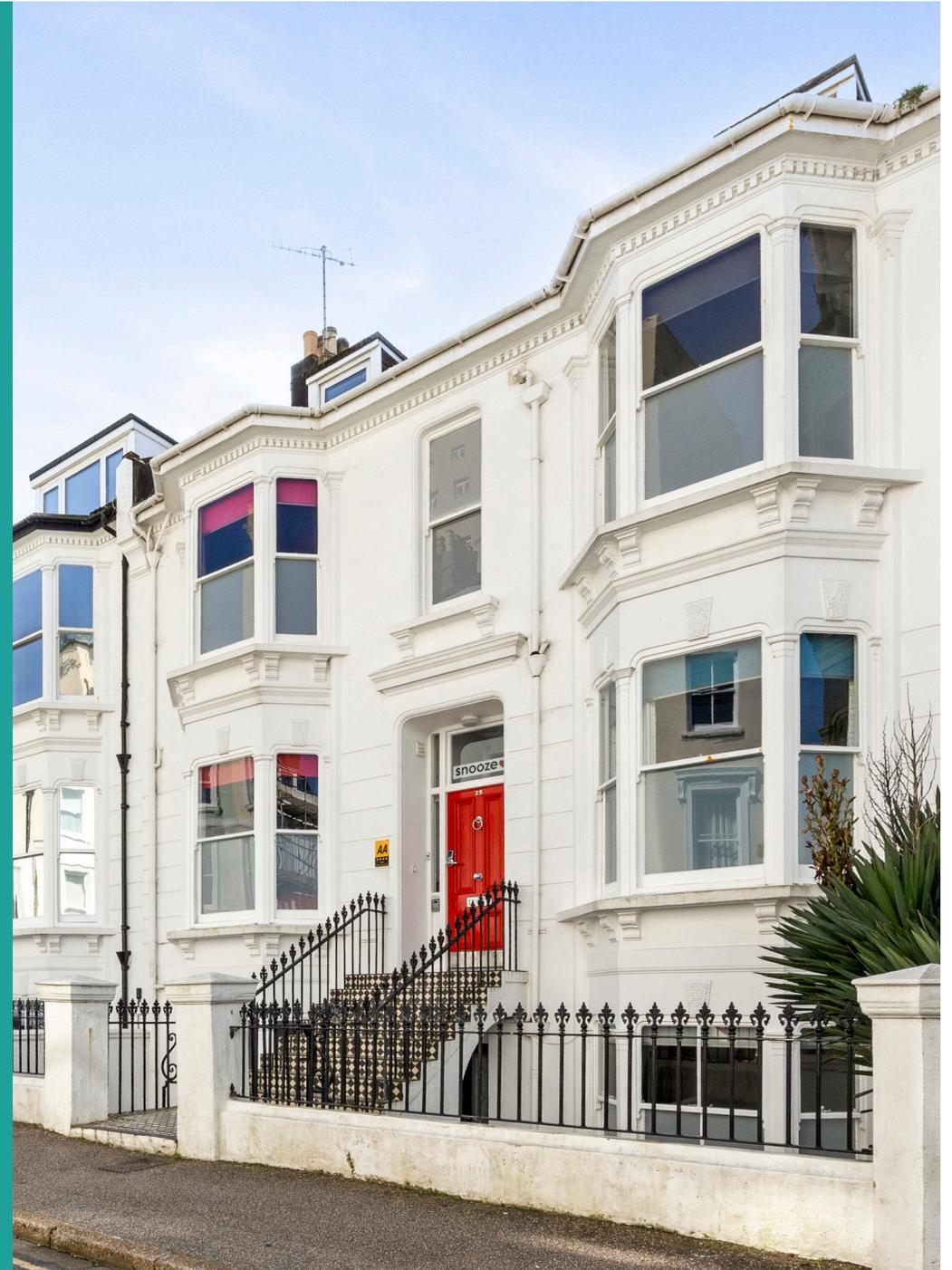
Private: Brighton College, Brighton College Prep, Roedean School, Lancing College Prep. Montessori, Brighton Girls

## Good to Know:

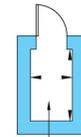
During the early 19th Century, Brighton was transformed from a quiet fishing village into one of the most fashionable and wealthy towns in the country. From the early 1820s, these uniquely beautiful townhouses rose up along the seafront, with their exquisite architectural features echoing those within the capital.

The relaxed culture of Kemp Town Village is just moments around the corner from this unique home. Here you'll find delicatessens, restaurants, foodie pubs and cafes, alongside boutique and vintage shops. The beach is on your doorstep and is quieter this side east of the pier. Sea Lanes outdoor swimming pool is open all year round and Soho House's Brighton Beach House has opened within walking distance of this property. It also sits within minutes of The Amex Business Centre, Law Courts and the RSC Hospital as well as the historic heart of the city where you'll find theatres, museums and the bohemian North Laine Shopping District.

Brighton Station is 30 minutes on foot (10-minute cycle) or a short bus ride away, with its fast service to Gatwick and London, and there's no waiting list for this parking zone. With flexible living spaces, beautiful features and a fantastic coastal location, this property will appeal to families, investors and professionals alike.

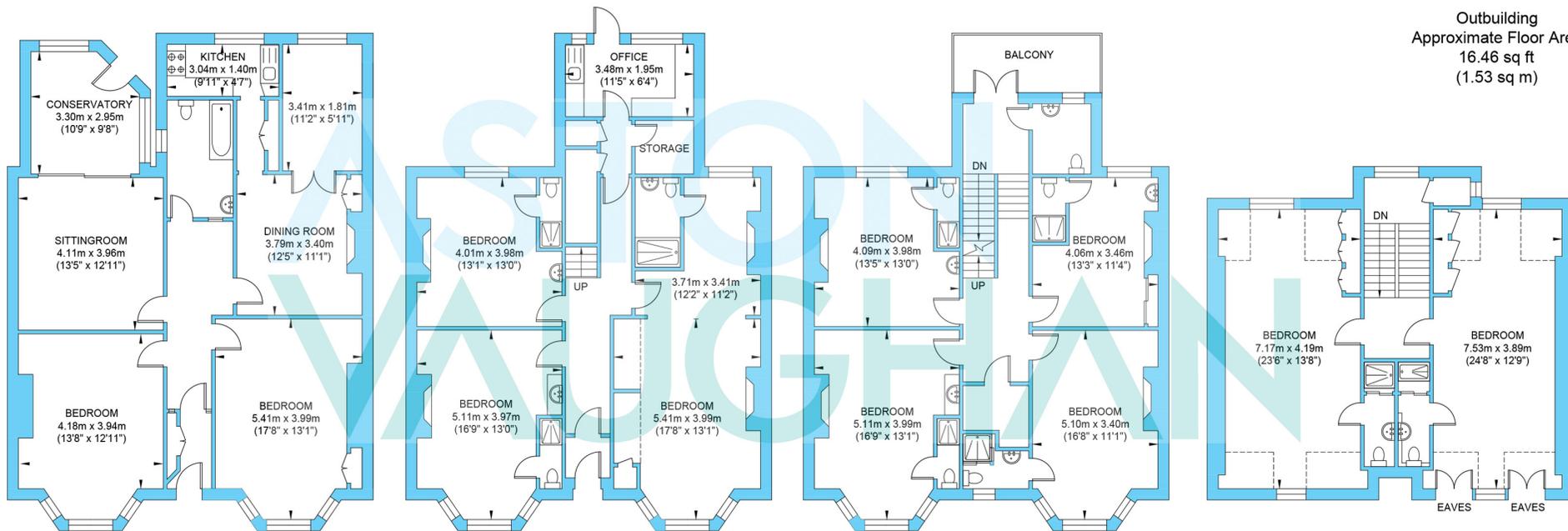


# St Georges Terrace



OUTBUILDING  
1.61m x 0.95m  
(5'3" x 3'1")

Outbuilding  
Approximate Floor Area  
16.46 sq ft  
(1.53 sq m)



Lower Ground Floor  
Approximate Floor Area  
1162.07 sq ft  
(107.96 sq m)

Ground Floor  
Approximate Floor Area  
1027.41 sq ft  
(95.45 sq m)

First Floor  
Approximate Floor Area  
955.18 sq ft  
(88.74 sq m)

Second Floor  
Approximate Floor Area  
791.79 sq ft  
(73.56 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 365.71 sq m / 3936.45 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.