



*Upper Park Place*

Brighton

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Located in the heart of Kemp Town, Brighton, this substantial three-storey home offers a rare combination of generous accommodation, period character and modern convenience.

With five spacious bedrooms and three well-appointed bathrooms—including two contemporary shower rooms, one of them a private en-suite—the property provides excellent flexibility for families, professionals or those seeking additional space for guests, work or leisure.

The layout is thoughtfully arranged across three levels. The lower ground floor features a large kitchen–dining area, creating a welcoming and practical hub of the home. This versatile space is ideal for everyday living and entertaining, offering ample room for family meals, gatherings with friends, and relaxed informal dining. Its position on the lower ground floor adds a sense of separation from the main living areas, enhancing privacy and flow throughout the house.

On the ground and upper floors, the reception and bedroom spaces are bright and well-proportioned, with tall ceilings and period touches that add warmth and character. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by two additional bathrooms, reducing congestion during busy mornings.

To the rear, the property enjoys a small terraced garden, providing a peaceful outdoor spot for relaxation, container planting or alfresco dining. Beyond this, a highly valuable feature for the area awaits: private rear parking—a significant advantage in a location where such amenities are rarely available.

Perfectly positioned within easy reach of Kemp Town Village’s eclectic mix of cafés, independent shops and boutiques, the house is also just a short stroll from Brighton’s iconic seafront. Excellent access to the Royal Sussex County Hospital, local parks and key transport links further enhances the property’s appeal.

Offering generous space, flexible living areas and an exceptional location, this Kemp Town residence represents a superb opportunity to secure a substantial home in one of Brighton’s most sought-after neighbourhoods.

 **Guide Price** £725,000–£750,000

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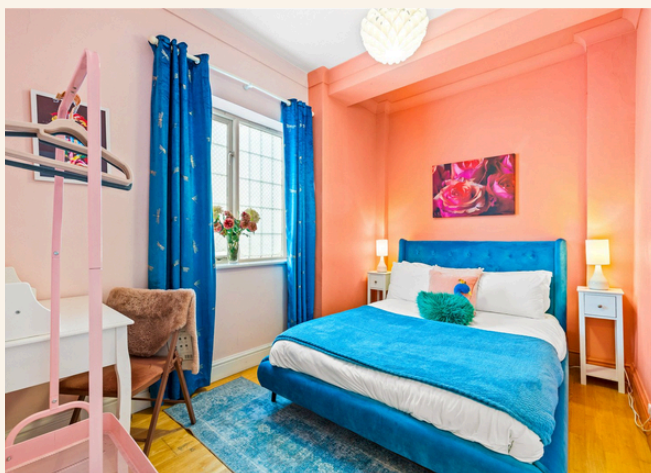
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TOTAL FLOOR AREA:  
172.3 sqm / 1855 sqft

Upper Park Place, Brighton  
Approximately 172.3 sqm (1855 sqft)

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**Disclaimer:**  
The measurements are approximate and are for illustration purposes only.  
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Ahead of the game marketing strategies



Daily sales progression



Professional photography



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