

Atlingworth

Brighton

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About the property

FOR SALE BY AUCTION 24th June 2026

An exceptional opportunity to acquire a substantial Regency townhouse currently arranged as a nine-unit HMO across five impressive floors. Extending to over 3,300 sq ft, the property comprises a self-contained one-bedroom apartment with its own private entrance, alongside eight well-proportioned studio apartments, collectively generating in excess of circa £90,000 per annum in rental income.

Occupying a prime position on one of Kemptown's most sought-after seafront-adjacent streets, the property enjoys an enviable setting just moments from the promenade, with several of the upper-floor units benefitting from attractive sea views.

The accommodation has been thoughtfully configured to provide well-designed living spaces throughout, with each unit featuring a practical kitchen area, while four apartments benefit from separate kitchens. The studio apartments share access to three shower rooms. Rich in period character, the property retains many original architectural features synonymous with Regency design, including elegant sash windows, impressive ceiling heights, generous proportions and a striking central staircase.

The location is among Brighton's most vibrant and desirable, positioned within easy reach of St James's Street and Kemptown Village, renowned for their eclectic mix of independent boutiques, cafés, restaurants and local amenities. Brighton city centre is also within comfortable walking distance.

Residents are further served by an excellent range of leisure and wellness facilities along Kemptown Seafront, including the popular Sea Lanes outdoor swimming pool, beach volleyball courts, saunas and yoga studios.

A rare and highly attractive investment opportunity in one of Brighton's most prestigious coastal settings.

Atlingworth Street Brighton

£800,000



9

BEDROOM

9

RECEPTION

4

BATHROOM







SCAN HERE TO VIEW ALL AUCTION PROPERTIES



Total area: approx. 308.1 sq. metres (3316.1 sq. feet)
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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 Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Call our sales team to arrange a viewing appointment:

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