




# BRIGHTON CO-LIVING DEVELOPMENT OPPORTUNITY

ENTERPRISE POINT, MELBOURNE ST, BRIGHTON AND HOVE, BN2 3LH  
PRIME CONSENTED CO-LIVING DEVELOPMENT OPPORTUNITY

# OPPORTUNITY HIGHLIGHTS

 A prime Co-Living development opportunity in Brighton, along the Lewes Road academic corridor.


 The Freehold site extends to approximately 0.9 acres (0.36 hectares).

 The site benefits from full planning permission under reference [BH2024/03012](#) for a purpose-built Co-Living scheme.

 The proposed development provides a total of 270 Co-Living units, arranged within a well-considered amenity-led living design. 100% private units (no on-site affordable element required)

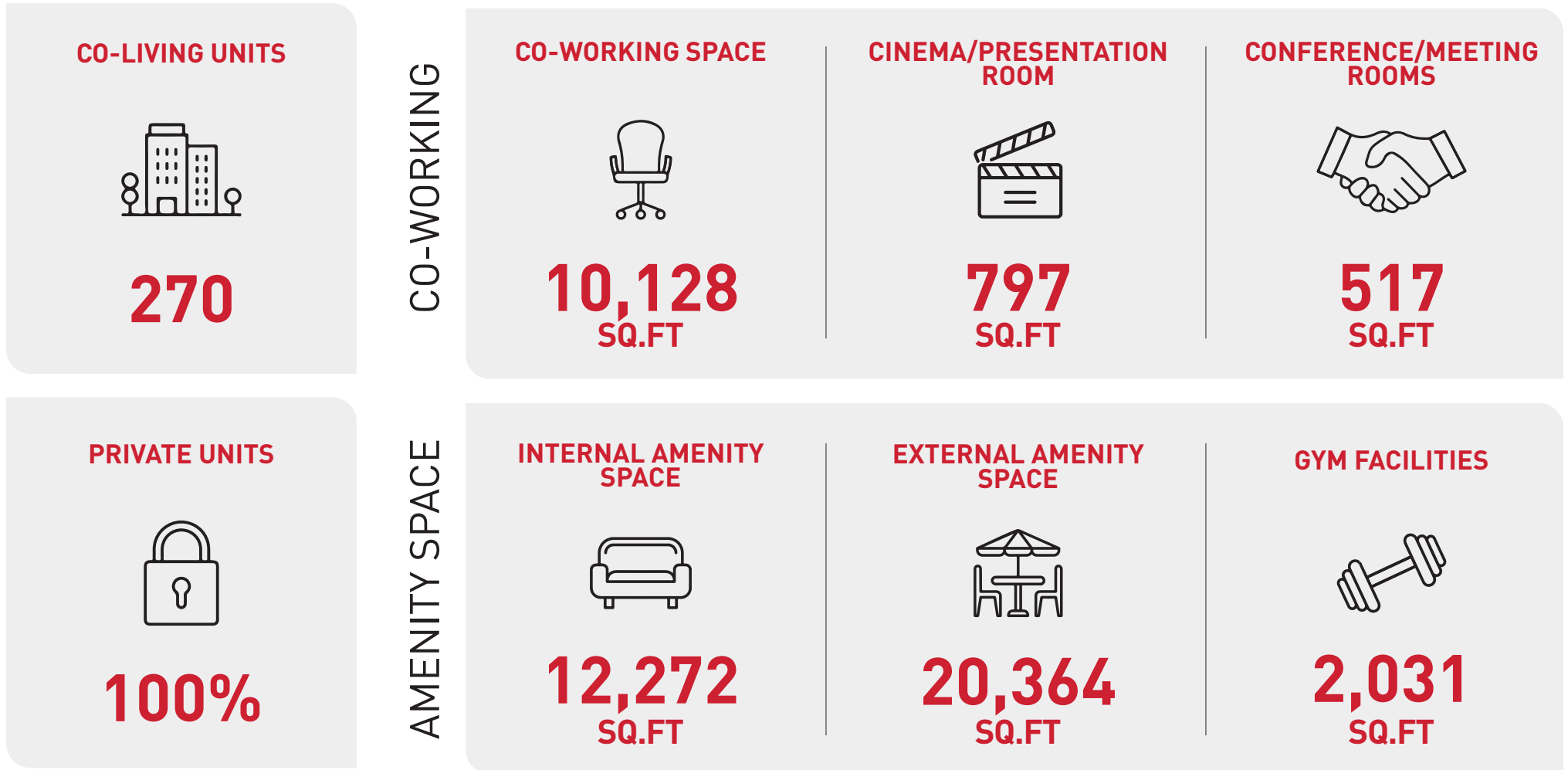
 The proposed scheme is understood to fall outside the scope of the Planning Gateway requirements.

 Enterprise Point benefits from strong connectivity to Brighton city centre and a wide range of local amenities, supported by excellent public transport links.

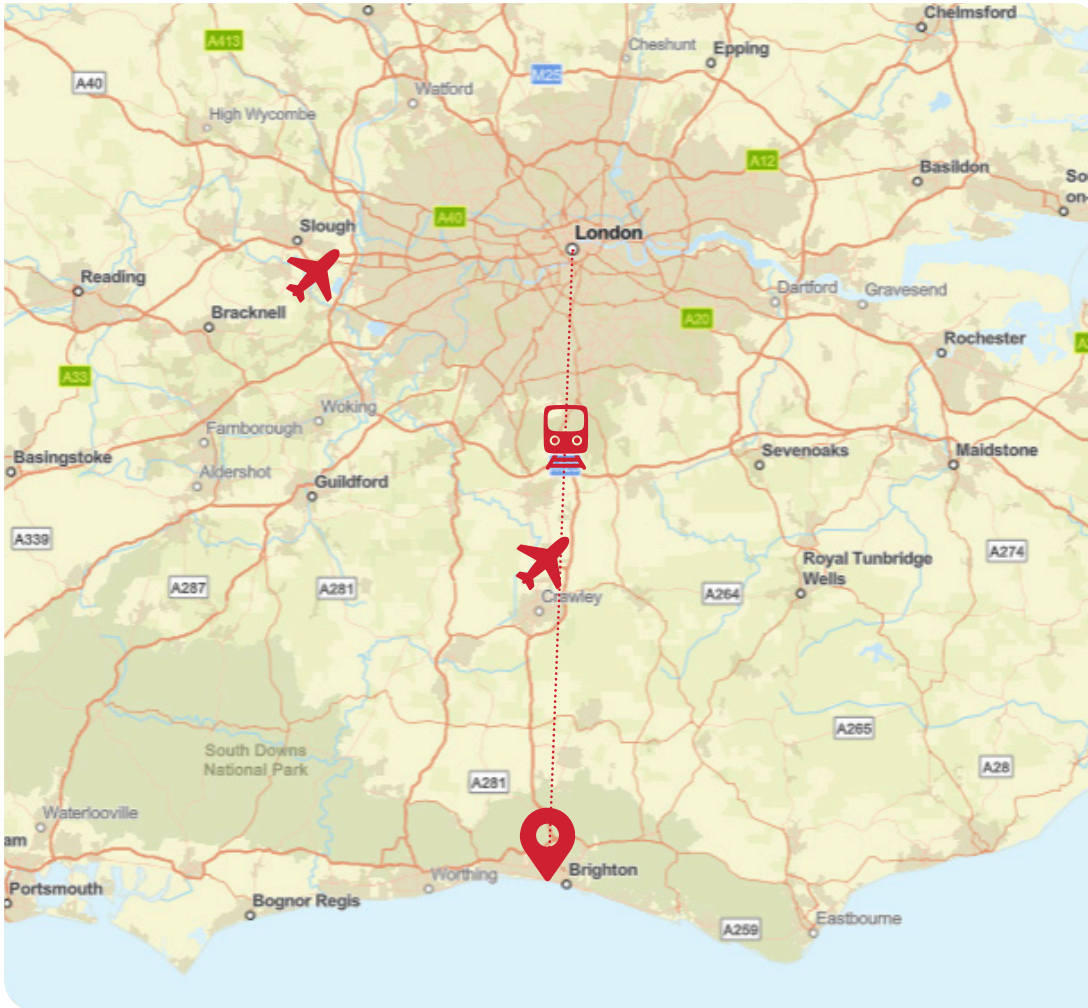
 A sustainable, well-located scheme that aligns close with the core Co-Living demographic, including young professionals and graduates.



# CONSENTED SCHEME OVERVIEW

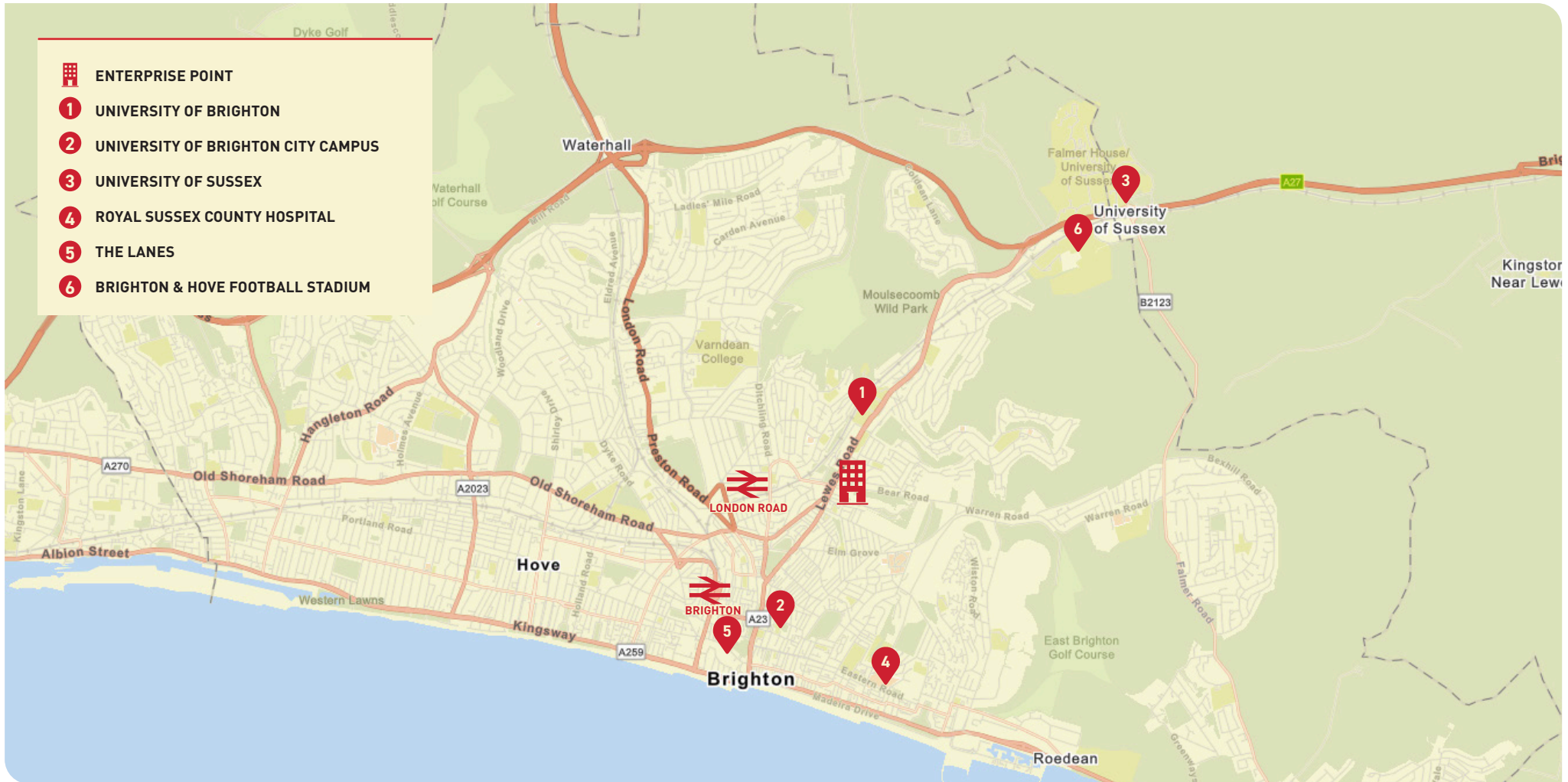


# LOCATION



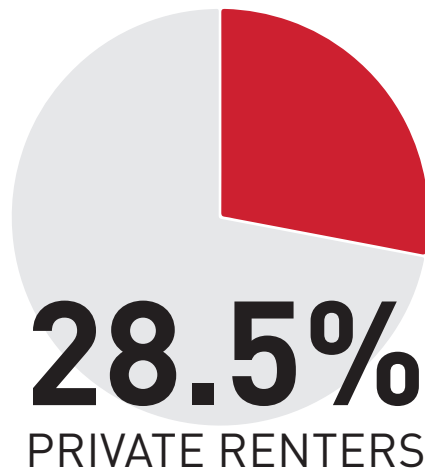
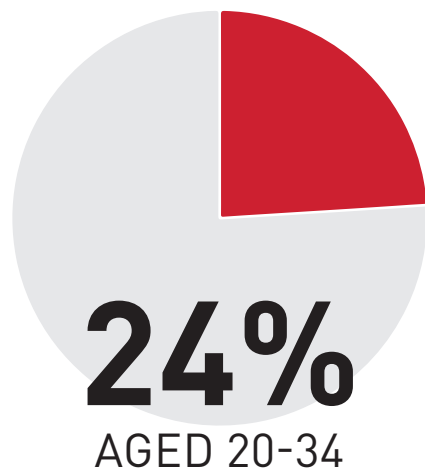
- ✓ Brighton is a **highly desirable city** renowned for its lifestyle offering, diverse economy and strong employment base, underpinned by its status as a **major cultural and education centre in the South East**.
- ✓ The city benefits from **excellent connectivity** to London and the wider region, with regular rail services from Brighton Station to **London Victoria in around 1 hour** and to **Gatwick Airport in 30 minutes**, making it **highly accessible** for commuters, students and professionals alike.
- ✓ Brighton hosts a **strong and diverse employment base** across technology, professional services and the creative economy, supported by major occupiers including **American Express** and **Legal & General**
- ✓ Enterprise Point **sits on the Lewes Road (A270) academic corridor**, a principal **urban route** into central Brighton, providing strong **bus, cycle** and **pedestrian connections** into the city.
- ✓ The immediate area provides **strong day-to-day amenity**, with a range of nearby shops and services, alongside doctor's surgeries and leisure facilities.
- ✓ The property is located approximately **1 mile from Brighton's mainline station and city centre**, where a range of essential amenities are available.

# CITY MAP



# CO-LIVING IN BRIGHTON

- Brighton benefits from a well-established demographic profile that aligns closely with the core Co-Living market, underpinned by a young, mobile and renter-led population. The city has a particularly strong representation of residents in early adult age groups, reflecting its role as a major education hub and its ability to attract and retain graduates and early-career professionals.
- Private renting plays an important role in Brighton's housing market, with a significantly higher proportion of households renting compared to national levels. This reflects a combination of affordability pressures and lifestyle preferences, and supports demand for flexible, professionally managed rental accommodation. Household composition further reinforces this trend, with a high proportion of single-person households and sharers.
- Brighton also benefits from a strong and diverse employment base, supporting a highly economically active population across a broad range of sectors. When combined with ongoing housing supply constraints, these factors create a compelling case for purpose-built Co-Living accommodation, positioned to meet the needs of an established and growing segment of the city's rental market.



# DEVELOPMENT OVERVIEW

**A high-quality purpose-built Co-Living development, designed to deliver a sustainable, amenity-led residential scheme in Brighton.**

- The site benefits from full planning permission under reference [BH2024/03012](#) for the demolition of the existing building and erection of a new development, comprising co-working business floor space (use class E) and provision of co-living studio flats (Sui Generis).
- The consented proposals comprise 270 self-contained Co-Living studios, arranged around a strong communal and amenity offer, with shared internal and external spaces designed to support modern living, working and social interaction.
- The scheme incorporates a comprehensive range of resident amenities, including communal lounges, co-working space, fitness and wellbeing facilities, shared kitchens and dining areas, alongside landscaped external amenity spaces.
- BH2024/03012 benefits from in-use building credit, significantly reducing CIL payable
- The development delivers meaningful public realm and townscape improvements, enhancing the quality, legibility and usability of the surrounding environment and contributing positively to the wider Lewes Road academic corridor.



# SCHEDULE OF ACCOMMODATION



UNIT TYPE	QUANTITY	SQ M (GIA)*
Small Studio	35	21
Studio	101	24
Balcony Studio	48	24
Studio Plus	73	26
Large Studio	13	28+
<b>TOTAL</b>	<b>270</b>	<b>6,447</b>

\*Average unit sizes

# CONTACT

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## DATA ROOM

For access to the data room please follow the below link:

[https://hive.agencypilot.com/propertyview/Account/Login/2088716/  
Enterprise-Point-16-18-Melbourne-Street-Brighton-BN2](https://hive.agencypilot.com/propertyview/Account/Login/2088716/Enterprise-Point-16-18-Melbourne-Street-Brighton-BN2)

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