# London commuters drive sharp price rise in Brighton & Hove as families trade flats for gardens



They sold their Tooting flat, bought a house in Hove and set about a renovation that would give their growing family more space, a garden and the quieter, seaside routine they had been craving — while deliberately keeping one foot in London. According to the Evening Standard Homes & Property piece, the husband still travels to the capital four to five days a week, and the couple say the move was driven by a wish to upsize and improve quality of life for their children. “We have made a really good group of friends in Hove, which I think is because it is full of like‑minded people like us who want to keep going with their London careers, but also want to give their family the quality of life you get down here,” he told the Evening Standard.

That balancing act — between coastal calm and commuter commitment — is a common story for many relocating from London. The family’s account notes a rail journey to Clapham Junction that can take over an hour; by contrast, official and travel guides point out that fast services from Brighton and Hove to central London typically range from around fifty to sixty minutes, depending on the destination and train. Brighton & Hove City Council highlights the city’s commutable links to central London for many professionals, while lifestyle guides emphasise that hybrid or flexible working patterns are what make seaside commuting viable for those who must still attend the office regularly.

Beyond travel times, the couple say the social gains have been immediate. Their experience of making friends quickly in Hove underlines what local authorities and lifestyle writers describe as a vibrant coastal community with cultural amenities, green spaces and easy access to the South Downs — features often cited by people choosing to swap city living for the coast. Articles profiling similar movers argue that the wellbeing benefits of seaside life — lower pollution, more outdoor recreation and a slower pace — are an important draw for families juggling careers in London with a desire for more space and community.

That demand is now reshaping the local market. Local reporting and property market data have recorded a sharp rise in prices in Brighton and Hove, with analysts and agents attributing part of the surge to buyers relocating from London in search of larger family homes and gardens. Industry commentary notes double‑digit annual increases in average values for parts of the South East and says competition for family houses is intensifying as commuting professionals seek coastal alternatives.

Practicalities matter: the couple’s renovation is typical of many Londoners who buy older properties on the coast and invest to create family‑friendly homes. Relocation guides recommend planning removals carefully, researching schools and transport links, and factoring in the additional time and cost of longer, less frequent journeys when compared with an inner‑London commute. At the same time, commentators point out that many buyers accept these trade‑offs because hybrid working reduces the number of peak‑day commutes, making the seaside lifestyle attainable without abandoning city careers.

Their story illustrates the trade‑offs driving a wider trend: families gaining space, community and coastal access are also contending with stronger local demand and the logistical realities of commuting. Brighton & Hove City Council promotes the area as offering both employment opportunities and a quality of life that complements — rather than replaces — links to London, and real‑estate observers say those competing priorities are likely to shape the market and neighbourhood character for some time.

### 📌 Reference Map:

## Reference Map:

* Paragraph 1 – [[1]](https://www.standard.co.uk/homesandproperty/where-to-live/london-leaver-tooting-flat-hove-house-b1242072.html)
* Paragraph 2 – [[1]](https://www.standard.co.uk/homesandproperty/where-to-live/london-leaver-tooting-flat-hove-house-b1242072.html), [[3]](https://www.brighton-hove.gov.uk/work-and-life-brighton-hove), [[4]](https://www.telegraph.co.uk/money/property/house-prices/commute-seaside-live-quality-life-sea-air-quick-trains-london/), [[6]](https://www.comparemymove.com/guides/removals/planning/moving-from-london-to-brighton), [[7]](https://thehattie.com/2024/12/22/yes-you-can-live-by-the-sea-and-commute-to-london/)
* Paragraph 3 – [[1]](https://www.standard.co.uk/homesandproperty/where-to-live/london-leaver-tooting-flat-hove-house-b1242072.html), [[3]](https://www.brighton-hove.gov.uk/work-and-life-brighton-hove), [[7]](https://thehattie.com/2024/12/22/yes-you-can-live-by-the-sea-and-commute-to-london/)
* Paragraph 4 – [[5]](https://www.theargus.co.uk/news/20037790.house-prices-surge-londoners-descend-brighton-hove/), [[6]](https://www.comparemymove.com/guides/removals/planning/moving-from-london-to-brighton)
* Paragraph 5 – [[1]](https://www.standard.co.uk/homesandproperty/where-to-live/london-leaver-tooting-flat-hove-house-b1242072.html), [[6]](https://www.comparemymove.com/guides/removals/planning/moving-from-london-to-brighton), [[4]](https://www.telegraph.co.uk/money/property/house-prices/commute-seaside-live-quality-life-sea-air-quick-trains-london/)
* Paragraph 6 – [[1]](https://www.standard.co.uk/homesandproperty/where-to-live/london-leaver-tooting-flat-hove-house-b1242072.html), [[3]](https://www.brighton-hove.gov.uk/work-and-life-brighton-hove), [[5]](https://www.theargus.co.uk/news/20037790.house-prices-surge-londoners-descend-brighton-hove/)

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## Bibliography

1. <https://www.standard.co.uk/homesandproperty/where-to-live/london-leaver-tooting-flat-hove-house-b1242072.html> - Please view link - unable to able to access data
2. <https://www.standard.co.uk/homesandproperty/where-to-live/london-leaver-tooting-flat-hove-house-b1242072.html> - An Evening Standard Homes & Property piece profiles a family who sold their Tooting flat and bought a house in Hove. The article describes their motivations — upsizing for a growing family, undertaking a renovation, and embracing seaside life — while retaining links to London for work. It notes the commuter-friendly rail link to Clapham Junction taking over an hour and that husband still travels to London four to five days a week. The couple report making friends in Hove, attributing this to a community of like‑minded people balancing London careers with a desire for improved family quality of life.
3. <https://www.brighton-hove.gov.uk/work-and-life-brighton-hove> - Brighton & Hove City Council outlines the city as a vibrant seaside centre offering a high quality of life, strong cultural provision and family-friendly amenities. The official guidance states central London is under an hour away by train, making the city commutable for many professionals. The page promotes attractions, events, green spaces and proximity to the South Downs, while emphasising employment opportunities. It frames Brighton & Hove as balancing urban culture with coastal relaxation, appealing to families and workers who want accessible London links without city living’s density and cost, making it an attractive alternative for commuters and downsizers alike.
4. <https://www.telegraph.co.uk/money/property/house-prices/commute-seaside-live-quality-life-sea-air-quick-trains-london/> - The Telegraph’s guide to coastal commutable towns highlights Brighton as an obvious choice for Londoners seeking sea air without abandoning career ties. The piece notes frequent fast trains into London — typically around fifty to sixty minutes — and describes Brighton as culturally rich yet more relaxed than the capital. It argues seaside towns appeal to those able to work flexibly or tolerate longer commutes, offering more space and family-friendly neighbourhoods. Brighton’s amenities, schools and South Downs access make it attractive to families and professionals who wish to retain London employment while improving lifestyle and like‑minded neighbours beyond the capital.
5. <https://www.theargus.co.uk/news/20037790.house-prices-surge-londoners-descend-brighton-hove/> - The Argus reports house prices in Brighton and Hove have surged, noting rising demand from buyers relocating from London. Citing Nationwide data, the article records double‑digit annual increases in average values for the South East and highlights Londoners seeking larger homes and outdoor space on the coast. Local estate agents quoted link the demand to commuters who can work flexibly and still reach London when needed, and say competition for family houses is pushing prices up. The report supports the idea that Londoners move to Brighton and Hove to combine career ties with an improved family lifestyle by the sea.
6. <https://www.comparemymove.com/guides/removals/planning/moving-from-london-to-brighton> - CompareMyMove’s guide summarises why many Londoners choose Brighton, emphasising lower housing costs, seaside lifestyle and strong rail connections to the capital. The guide cites migration figures from London boroughs and compares average house prices to London, arguing Brighton offers more space, gardens and family amenities for similar budgets. It highlights frequent trains to Victoria or London Bridge make commuting viable and a hybrid working pattern allows workers to retain city jobs while living on the coast. Practical relocation tips are provided alongside explanations of transport, schools and job markets, reinforcing the appeal of Brighton for families leaving London, increasingly popular.
7. <https://thehattie.com/2024/12/22/yes-you-can-live-by-the-sea-and-commute-to-london/> - The Hattie publishes a lifestyle piece arguing that living by the sea and commuting to London is achievable with hybrid working. It surveys towns including Brighton, outlining train times and affordability while emphasising wellbeing benefits from seaside living, such as lower pollution, outdoor recreation and improved mental health. The article notes many commuters now prioritise space and gardens, using flexible schedules to keep London careers while raising families on the coast. It offers comparisons of house prices, commutes and amenities, making a practical case that coastal towns can provide like‑minded communities for Londoners seeking better quality of life and community.