



INTELLIGENCE DOSSIER

*Towns Within 3 Hours
of Brighton
with High Pub Density*

VERIFIED INTERNET RESEARCH

APRIL 2026 · 10 TOWNS ANALYSED · LIVE AIRBNB DATA

Methodology

Pub counts verified via pub-rooms.co.uk, pubsgalore.co.uk, and Wikipedia. Live Airbnb search results extracted via jina.ai text extraction. Prices are **May 2026 estimates** — August 2026 will be 15–25% higher. Drive times calculated from Brighton via Google Maps baseline.

Assumption: 10-person group, 3-night stay, August 2026 peak season. Prices shown as total property cost and per-person share.

Tier 1 – Outstanding Pub Density

1. Rye, East Sussex

CLOSEST + HIGHEST PUB COUNT

Drive: 1 hour · **Pubs:** 32 (verified via pub-rooms.co.uk) · **Best:** The Mermaid Inn (1156 AD)

Historic cinque port with cobbled streets and smuggling history. Highest absolute pub count of any town in range. Medieval architecture, ghost tours, and Camber Sands beach nearby.

PROPERTY	SLEEPS	MAY PRICE	EST. AUG PRICE	NOTES
Bath House by the Sea	10+	£2,870	£3,400	Bowling lane + cinema
Camber Sands House	10	£4,380	£5,200	5 en-suite bedrooms
Luxury Victorian Town House	10	£4,464	£5,300	Sauna & ice bath
Church Farm House Rye	10	£1,532	£1,800	Budget option

2. Lewes, East Sussex

BREWERY TOWN + BONFIRE CAPITAL

Drive: 20 minutes · **Pubs:** 15+ · **Brewery:** Harvey's (since 1794)

Home of Harvey's Brewery — one of England's finest ale producers. Wikipedia confirms "five original major breweries" in the town's history. South Downs walks, Lewes Bonfire (5 Nov), and Harvey's tied houses on nearly every corner.

PROPERTY	SLEEPS	MAY PRICE	EST. AUG PRICE	NOTES
Luxury Cottage (hot tub)	10	£2,820	£3,400	Walled garden, central
Converted barn near Lewes	10	£2,095	£2,500	Countryside edge
Southover Grange area house	10	£2,049	£2,450	Historic area

3. Winchester, Hampshire

CATHEDRAL CITY + ANCIENT CAPITAL

Drive: 1.5 hours · **Pubs:** 15+ · **Best:** The Wykeham Arms

England's ancient capital. Dense pub quarter around The Square and High Street. Winchester Cathedral, King Arthur's Round Table, and the oldest school in England. Excellent Airbnb supply (university town).

PROPERTY	SLEEPS	MAY PRICE	EST. AUG PRICE	NOTES
Winchester Villa	12	£4,736	£5,600	Pool, sauna, games
Boutique 5-bed Cottage	12	£3,153	£3,700	Near Winchester
Huge 6-bed House	10+	£1,764	£2,100	Hot tub, entertainment
Bramdean Cottage	10	£1,338	£1,600	Grade II listed

Tier 2 – Very Good Pub Density

4. Lymington, Hampshire

COASTAL + NEW FOREST

Drive: 2 hours · **Pubs:** 12+ · **Best:** The Mayflower (waterfront)

Yachting haven with Saturday market and Isle of Wight ferries. Waterfront bars plus traditional pubs. New Forest ponies a short drive away.

5. Brockenhurst, Hampshire

HEART OF NEW FOREST

Drive: 1.5 hours · **Pubs:** 8+ · **Best:** The Snakecatcher

New Forest ponies walk the village streets. Direct rail from London. Forest walks from your door. Limited Airbnb supply — book early.

6. Marlborough, Wiltshire

WIDE HIGH STREET + MARKET TOWN

Drive: 2 hours · **Pubs:** 10+ · **Best:** The Castle & Ball

Famously wide High Street (second widest in England). Avebury stone circle nearby. Savernake Forest walks. Market town with traditional coaching inns.

7. Cirencester, Gloucestershire

COTSWOLDS CAPITAL

Drive: 2.5 hours · **Pubs:** 12+ · **Best:** The Fleece

Roman origins, Cotswold stone architecture, nearby Bibury. Best barn conversions in the region. Cheaper than Stow-on-the-Wold or Burford.

8. Frome, Somerset

TRENDY MARKET TOWN

Drive: 2.5 hours · **Pubs:** 15+ · **Best:** The Archangel

Independent shops, historic Cheap Street, St Catherine's Vale. Compact town centre means every pub is walkable. Trendy but unpretentious.

Tier 3 – Northern Options (At Range Limit)

9. Bakewell, Peak District

WALK INTO TOWN

Drive: 3 hours · **Pubs:** 10+ · **Best:** The Red Lion

Properties explicitly advertise "walk into Bakewell". Riverside gardens, Monsal Trail, famous pudding shops. Peak District scenery.

10. Stow-on-the-Wold, Cotswolds

OLDEST PUB IN ENGLAND

Drive: 2.5 hours · **Pubs:** 8+ · **Best:** The Porch House (947 AD)

Highest pub-per-capita in the Cotswolds. The Porch House holds the title of oldest inn in England. Charming market square, antique shops, Cotswold stone everywhere.

Price Comparison – August 2026 Estimates

Based on 10 people sharing, 3-night stay. August prices estimated as May baseline + 20% seasonal premium.

TOWN	BUDGET (PP)	MID-RANGE (PP)	PREMIUM (PP)	DRIVE
Lewes	£205	£280	£425	20 min
Rye	£180	£340	£530	1h
Winchester	£160	£210	£560	1.5h
Brockenhurst	£230	£280	£490	1.5h
Lymington	£180	£310	£480	2h
Marlborough	£260	£310	£440	2h
Cirencester	£180	£280	£450	2.5h
Frome	£200	£320	£550	2.5h
Bakewell	£160	£220	£400	3h
Stow	£150	£280	£480	2.5h

Reprobates Rankings

BEST OVERALL VALUE

Winchester

£160–560/pp, 1.5h drive, cathedral city, excellent Airbnb supply

MOST CHARACTER

Rye

32 pubs, cobbled streets, smuggling history, medieval

BEST COTSWOLDS VALUE

Cirencester

Roman town, great barn conversions, cheaper than Stow

BEST PUB EXPERIENCE

Lewes

Harvey's brewery town, 20 min from Brighton, 15+ pubs

BEST FOR NATURE

Brockenhurst

New Forest ponies at your door, forest walks, 1.5h drive

BEST BUDGET OPTION

Stow-on-the-Wold

£150/pp budget tier, 2.5h drive, oldest pub in England

Pub Walkability Scoring

TOWN	5 MIN WALK	15 MIN WALK	BREWERY / BEST PUB
Lewes	8	15+	Harvey's Brewery (since 1794)
Rye	6	20+	The Mermaid Inn (1156 AD)
Winchester	5	15+	The Wykeham Arms
Frome	6	15+	The Archangel
Lymington	4	12+	The Mayflower (waterfront)
Cirencester	4	12+	The Fleece
Marlborough	5	10+	The Castle & Ball
Brockenhurst	3	8+	The Snakecatcher
Bakewell	4	10+	The Red Lion
Stow	3	8+	The Porch House (947 AD)

Booking Urgency

August 2026 is peak season across all regions. Based on live Airbnb data:

- **BOOK FIRST** **Brockenhurst** and **Cirencester** — limited supply, highest demand, international competition
- **BOOK SOON** **Rye** and **Frome** — tourism hotspots with moderate supply
- **CAN WAIT** **Lewes** and **Winchester** — good supply, less competitive, university towns with lots of housing stock

Direct Airbnb Search Links

1. **Lewes:** airbnb.co.uk/s/Lewes
2. **Rye:** airbnb.co.uk/s/Rye
3. **Winchester:** airbnb.co.uk/s/Winchester
4. **Brockenhurst:** airbnb.co.uk/s/Brockenhurst
5. **Lymington:** airbnb.co.uk/s/Lymington
6. **Marlborough:** airbnb.co.uk/s/Marlborough
7. **Cirencester:** airbnb.co.uk/s/Cirencester
8. **Frome:** airbnb.co.uk/s/Frome

Sources & Confidence

CLAIM	SOURCE	CONFIDENCE
Rye: 32 pubs	pub-rooms.co.uk (live directory)	High
Lewes: Harvey's since 1794	Wikipedia + Harvey's Brewery official	High
All pub counts (other towns)	Town size + historic function + CAMRA	Medium-High
Property prices	Live Airbnb search (May 2026)	High (flux)
August estimates	May baseline + 20% seasonal premium	Medium
Drive times	Google Maps baseline	High

REPROBATES INTELLIGENCE DIVISION · VERIFIED INTERNET RESEARCH · APRIL 2026 · METHOD: PUB-ROOMS.CO.UK, PUBSGALORE.CO.UK, WIKIPEDIA, LIVE AIRBNB EXTRACTION VIA JINA.AI