



St. George's Road, BN2

Asking Price £525,000

**ASTON  
VAUGHAN**

Sales and Lettings



## INTRODUCING

# St. George's Road, BN2

2 Bedrooms | 2 Bathrooms | 1054 sq ft |

Deceptively spacious, contemporary interior

Set back from the road, the building bears the classic architectural features of the Regency era to include traditionally tiled steps rising to the front door, past the neatly paved patio. There is space to sit out here, watching the world go by in the summer sunshine, or for growing plants which thrive due to the southerly aspect.

Stepping inside, it has clearly been designed by those with a refined eye for interiors and a respect for period property. Natural light has been maximised by opening the rooms to the front and rear of the house while using light colours on the walls and floors to create an open, airy feel.

Sitting to the front of the house, the kitchen and dining room invites entertaining with space for a large dining table and chairs by the wood burning stove. This warms the whole room beautifully during the cooler seasons, bringing heat and atmosphere to wintery suppers. The kitchen area is also spacious, ideal for the keen cook with a range of stone and stainless-steel surfaces, like a professional kitchen. The appliances are freestanding and may be negotiable with the sale, although the extractor fan is wall mounted to the exposed brick chimney breast so will stay.

Along the hall, the sitting room is homely with soft grey carpet underfoot and space for sumptuous furnishings. Three tall sash windows bring in natural light from the internal courtyard lightwell, yet the views are private, so you feel peacefully tucked away from the hubbub of the city. As a large L-shaped space, there are also clearly defined areas for working from home or formal dining, with both receptions offering versatility in how they are used.

Painted stairs rise to the first half-landing where bedroom two sits to the rear of the building. While it is the smaller double room, it has a high, vaulted ceiling and pale walls which add to the feeling of space. It has easy access to the main bathroom up a few more steps to the galleried landing. In here, patterned floor tiles bring interest and a pop of colour to the white sanitaryware which includes a shower over the bath. There is also a useful built-in cupboard for linens and towels.

Spanning the front of the building with a southerly aspect, the principal bedroom suite is elegant and spacious, where the floor space is not compromised by a king size bed. A wall of built-in wardrobes maximises the space, while further cabinetry and shelving sits within the alcoves for books and ornaments. It also boasts a chic en suite shower room with a well-appointed rainfall shower cubicle and beautiful wall and floor tiles.







## OWNER'S THOUGHTS

*"This is a great home for entertaining, but it is equally relaxing, and considering we are very central within the city, it is really quiet here. We will really miss Kemptown, the beach and the convenience of the shops and bars, but we are looking for the next step on the ladder now."*

## LOCATION GUIDE

### Education:

Primary: Queens Park Primary, St Luke's Primary

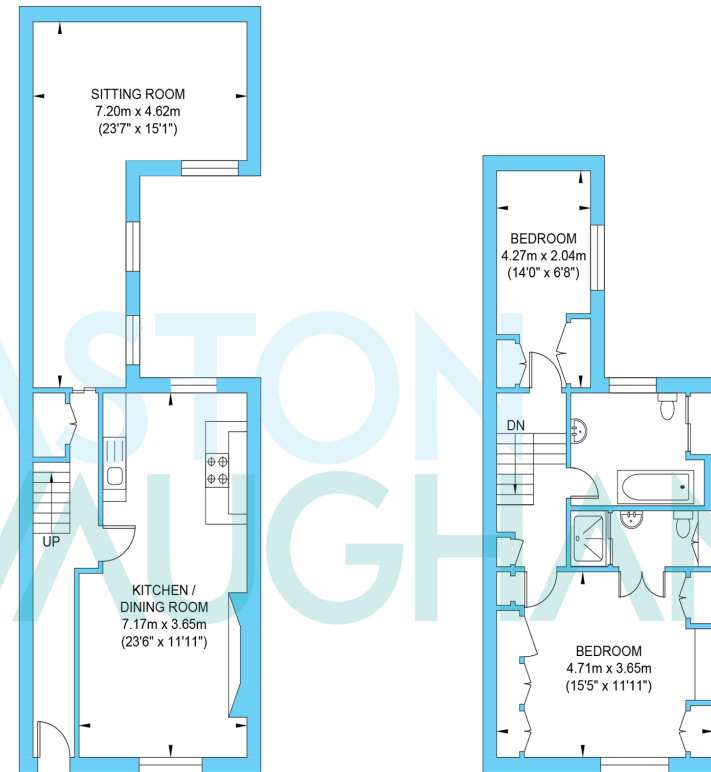
Secondary: Varndean, Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Roedean, Montessori, Lancing College

### Good to Know:

The relaxed culture of Kemp Town Village is quite literally on the doorstep of this unique home. Here you'll find delicatessens, restaurants, foodie pubs and cafes, alongside boutique and vintage shops. The beach is on your doorstep and is quieter this side east of the pier. Sea Lanes outdoor swimming pool is open all year round and Soho House's Brighton Beach House has opened within walking distance of this property. It also sits within minutes of The Amex Business Centre, Law Courts and the RSC Hospital as well as the historic heart of the city where you'll find theatres, museums and the bohemian North Laine Shopping District.

## St George's Road



Ground Floor  
Approximate Floor Area  
594.92 sq ft  
(55.27 sq m)

First Floor  
Approximate Floor Area  
459.51 sq ft  
(42.69 sq m)

Approximate Gross Internal Area = 97.96 sq m / 1054.43 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.