



P 9 am - 6 pm
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Wyndham Street, BN2

£525,000

ASTON
VAUGHAN

Sales and Lettings

enterprise
CarClub

INTRODUCING

Wyndham Street, BN2

2 Bedrooms | 1 Bathrooms | 723 Sq Ft
1750s Fisherman's Cottage | Quiet One-Way Lane Leading to Sea

Pretty as a picture, this two bedroom, flint faced fisherman's cottage with a sociable patio and sea at the end of the lane was built during the reign of George II. In a great location with the vibrant lifestyle of Kemptown (including St James's St Pride party) around the corner and the picturesque lanes a 10 min seafront stroll. Sensitively improved to create a stylish retreat, the ground floor flows from an elegant living room on one side of the central staircase to a skilfully organised kitchen dining room on the other. Upstairs, two beautiful double bedrooms share a luxury bathroom, whilst access to an attic raises vaulting possibilities, stnc. Attracting investors, professionals and small families, the legal quarter, Amex, County Hospital and good schools – including St. Luke's and Brighton College -are all within a 10-15 min walk and if you need swift access to the airports or London, the station is about 5 mins by cab.





Built before the Prince Regent made Brighton fashionable with the beach at one end of the terrace and a street lined with friendly amenities including cafés, shops and a weekly farmers market at the other, this historic house has a classic black, white and flint detail—one of only a few remaining in the city. At the front, the patio evokes the original fishing community of Brighthelmstone as neighbours still stop to chat over the wall, and sensitive improvements include a timber frame porch. Inside, 67.22m² (723.54sq. ft.) of bright, comfortable rooms deliver a sociable lifestyle with oak flooring throughout the ground floor to ensure a seamless flow, high ceilings and large, leaded windows with hand blown glass to bring in the morning sunshine.

Instantly restful, the elegant living room is a beauty with handmade cabinets in traditional style on each side of a chimney breast and has plenty of floorspace to enjoy with friends and family. Across the hallway, the kitchen dining room has ample character of its own with windows looking across the patio and beams high overhead. Design led by a skilled cook with help from professional chefs, everything is to hand from the steel Smeg range, which could stay subject to circumstance. Shaker units are topped by practical work surfaces, there is organised storage, plumbing for a dishwasher and a deep cupboard conceals plumbing for a washing machine. Outside, the east facing patio is ideal for entertaining or for tucking yourself away, and with a gate it is secure for a small dog.

Back inside, the high ceilings continue on the first floor where the luxury bathroom has a Georgian influence with a roll top bathtub and brass shower above the bath, but there is nothing old fashioned about the vanity unit beneath the hand basin, warming rail for towels and designer finish. Next door, the guest bedroom is a light and airy double with calm decoration and access to the attic above. L shaped, the principal bedroom is an inviting retreat, spanning the building from front to back with a whole wall of custom built wardrobes and space in which to work from home.





Location Guide:

Kempton is one of the most fashionable locations in the city, bordered by beaches with beach bars, volleyball courts, yoga centre, Soho House and fantastic Lido. Famous for its al fresco lifestyle, specialist shops and a farmer's market it also has supermarkets, a post office and chemists. Between the pier, the racecourse and waterfront restaurants of the Marina, the theatres and Lanes of central Brighton are all within a 10-15 minute walk by the sea or past the vibrant bars and restaurants of St James' Street (which also host Pride). Bus routes cover the whole of Brighton & Hove, and the proximity to Brighton train station with its fast link to Gatwick and London makes commuting feasible. For those who need a car, both the A23/27 and coast road are nearby.

Good to Know:

1 min walk to seafront, shops & cafés
Beaches with café bars, Lido, sauna, So-Ho House
Queen's Park tennis courts, cafés, 5-10 mins walk
East Brighton Park leads to the Downs
Golf course nearby

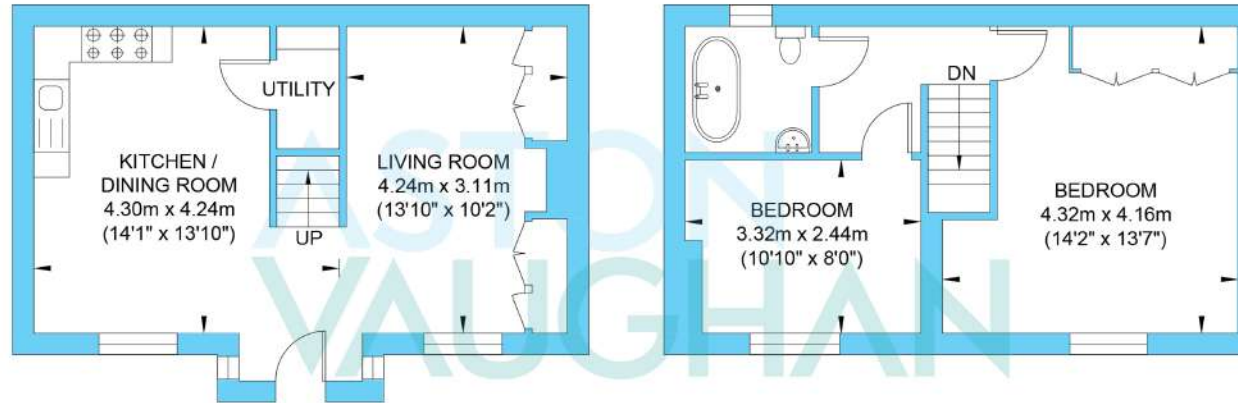
Education:

Primary: St Lukes, Queen's Park
Secondary: Varndean or Dorothy Stringer
Private: Brighton College, Brighton Girls, Roedean





Wyndham Street



Ground Floor
Approximate Floor Area
361.77 sq ft
(33.61 sq m)

First Floor
Approximate Floor Area
361.77 sq ft
(33.61 sq m)



Approximate Gross Internal Area = 67.22 sq m / 723.54 sq ft

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