



Freshfield Place, BN2

£635,000

ASTON
VAUGHAN

INTRODUCING

Freshfield Place, BN2

4 Bedrooms | 1 Bathroom | 1 Reception Room
1314 Sq Ft | Patio Garden & Side Return

Sitting peacefully on the hill between Kemptown and Queens Park, this Victorian terraced house is ideally placed for families and professionals alike. With four bedrooms, two beautiful reception rooms and a large dine-in kitchen, it offers versatile living space over three generous floors. It is clear the current owners have a refined eye for colour and a respect for the original heritage of the building which benefits from an abundance of period features. While the house is well-presented and well-maintained, there remains potential for further extension and modernisation which may appeal to some looking to add value.

Freshfield Place is a tree lined road tucked away from the main thoroughfare into the city, but central enough to explore everything on foot. This house stands out in turquoise with its architectural features picked out in white on its handsome façade featuring a beamed gable and canted bay sash windows. Stepping inside, a long hallway greets you with a line of sight through the depth of the house to the sweet walled garden beyond. The character of the home is immediately apparent with period features at every turn, now modernised using bold and complementary colours to accentuate each room.





To the front of the house, the living room has a high ceiling and a wide bay window almost covering the southerly wall. There is ample space in here for comfortable sofas and chairs to cosy up in the evening by the fire. Next door, the second reception room is versatile for use as an office, formal dining room or fifth bedroom if needed. Alternatively, these rooms could be opened to create one large and sociable space leading out to the garden– all food for thought.

Completing the ground floor, the kitchen and dining room has a country kitchen feel with open shelving, freestanding cabinetry and terracotta tiles on the floor. The scope to modernise is huge, which could include extending into the side return, subject to planning consents. French doors lead out to the garden which becomes a magical extension of the home during the warmer seasons. For a terraced property, the garden feels private with the original walls festooned with climbing plants to screen from neighbouring homes. There is space to dine alfresco, and while it is technically a north facing garden, it receives plenty of sunshine from east to west and when the sun is high in the sky during summer.

Returning to the house, there are three attractive double bedrooms on the first floor, each in their own style, but all with a wealth of period features including traditional built-in wardrobes, skirting and sash windows. The largest room spans the front of the house with a beautiful period fireplace to echo the one in the sitting room below, and all have easy access to the bathroom along the landing. As expected, the bathroom's features have been decorated in bold colour around the bath with a shower over it.

Upstairs, the loft bedroom is a tranquil double with ample headspace and a large Velux window framing treetop and skyscape views, so you can stargaze as you drift off to sleep.







Vendor's Comments:

"We have lived here very happily since 1991 raising our family. The house has evolved with us as the children have grown, and we never felt on top of each other as there is so much space. There is plenty to entertain you on your doorstep with the city, the beach and the countryside just 10-minutes away in either direction. There is also a real sense of community in the street which we will miss. We have made many happy memories here, but we no longer need such a big house and feel it's time for our next move."

Education:

Primary: St Luke's Primary, Queens Park Primary

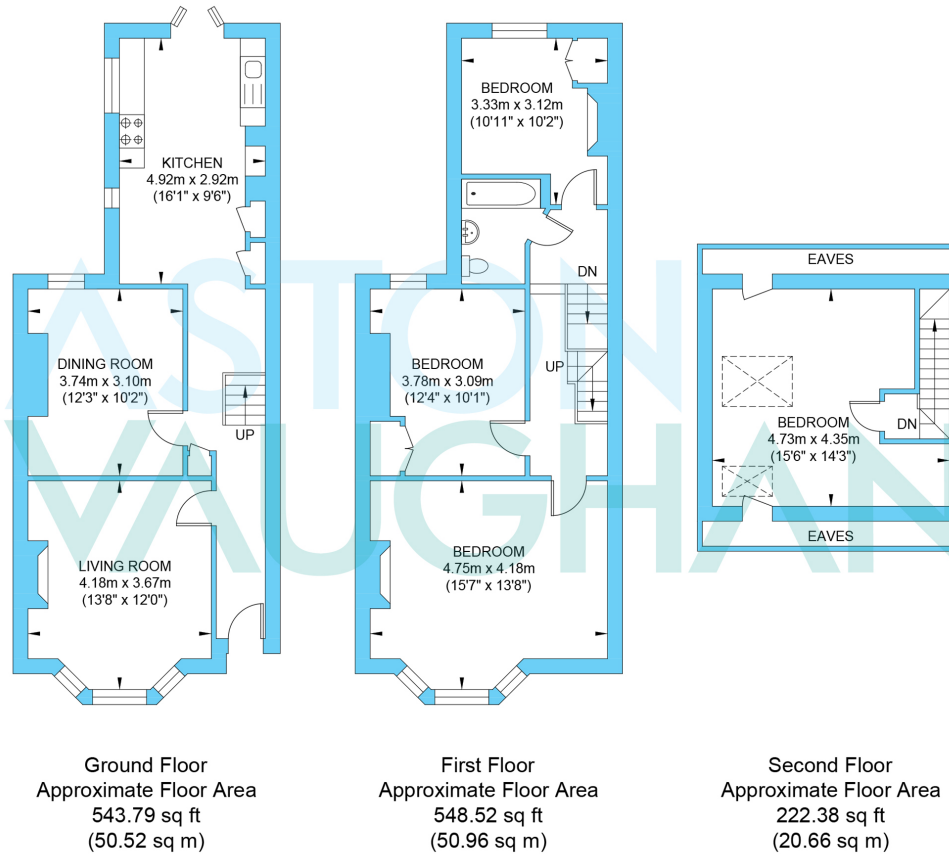
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep. Lancing College Prep. Roedean

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts which are an easy walk from this unique home. The beach is a short stroll down the hill passing fashionable Kemp Town Village which hosts the Hospital and good schools including the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are nearby. It's also close to several bus routes serving the city centre, coast and Brighton Station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are easily accessible and there are no waiting lists for this parking zone.



Freshfield Place



Approximate Gross Internal Area = 122.14 sq m / 1314.69 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.