



Great College Street, BN2

£800,000

ASTON
VAUGHAN

INTRODUCING

Great College Street, BN2

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms
1393.27 Sq Ft | Patio | Balcony

Good to go as an ideal home or great investment/corporate BnB with the al fresco lifestyle of Kemptown Village, the County Hospital and Brighton College around the corner, this design-led 2/3 bed Victorian house offers a luxury lifestyle with versatile accommodation of 3 storey's over 129.44m² (1393.27 sq. ft.). An elegant, double depth reception on the ground floor can be used as two rooms and has access to a fabulous south facing terrace with a glimmer of sea, there's a visitor w.c. and spacious utility room whilst the lower floor, with internal and external access if you're looking for an annexe, has a living room, breakfast room and kitchen, and enjoys a south patio, partly covered to escape the mid- summer sun. On a quiet street with plentiful permit parking with no waiting list, Brighton Station's direct trains to Gatwick and London are 7-10 mins by cab and within a 15-20 min seafront stroll of the Lanes and the Marina.

With real charm in a prime location, this historic house is in one of the most sought after locations in the city surrounded by chic cafés, restaurants, independent shops and seafront attractions, and is within a 15-20 min seafront stroll of the Royal Pavilion and waterfront restaurants of the Marina but tucked away from tourists. With a local farmers market, keep fit and yoga classes and St George's Church which hosts events during festivals, highly rated local schools are all within easy reach and both the coast road and Eastern Road have bus routes and swift links to take you into or out of the city.





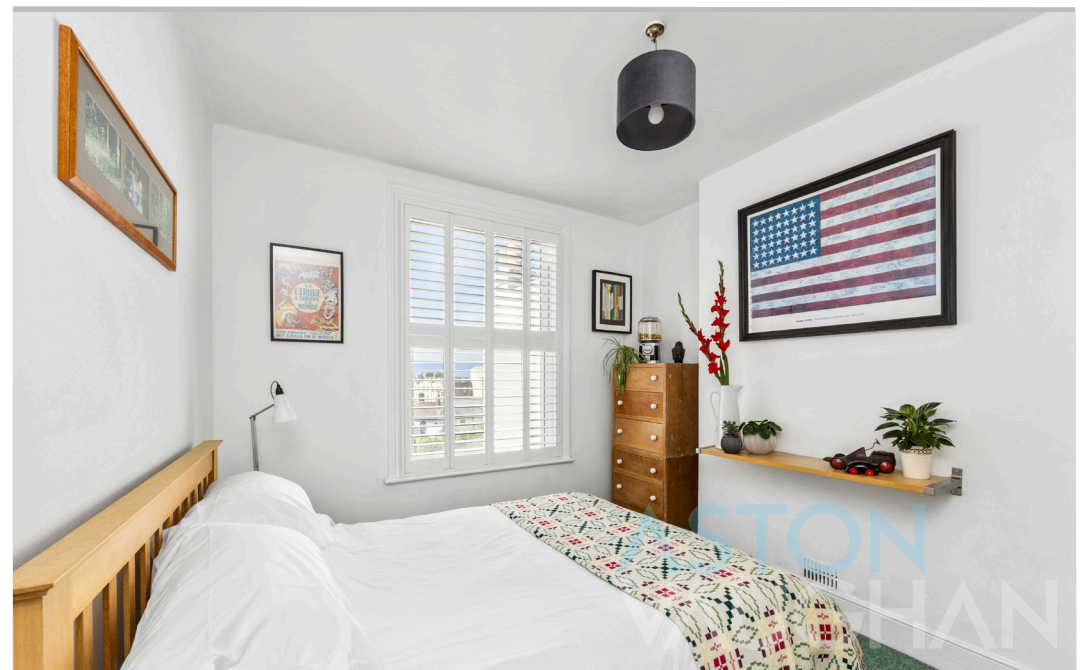


Inside embraces a sociable, contemporary lifestyle. The original ground floor reception rooms have been opened to create an inviting, elegant space to enjoy with friends and family with a broad bay window at one end and sea views at the other, and skilfully organised with versatile floorspace, classic stripped floorboards underfoot and a beautiful period fireplace, central bi-folds convert the space to two separate rooms to create a 3rd bedroom. Past a visitor w.c. and discreet utility area, a door leads to a stylish south facing terrace with a shimmer of sea, ideal for soaking up the seaside location and al fresco entertaining. Returning inside, there's an easy flow to the lower floor, which also has its own entrance from the street.



Downstairs, at the front of the house, a large living room is a classic beauty with custom built cabinets on each side of a stately fireplace. Next door, the private breakfast room has plenty of space for a big family table and ample storage includes under stair cupboards. At the end of the hallway, a contemporary kitchen opens to a stylish patio and has custom coloured units topped by user friendly wood. Good to go, integrated appliances include a gas hob and electric oven beneath a hood. Outside offers great space for parties but also for every day with a secluded sheltered area where you can work on a computer in the heat of high summer, and an open south facing sun trap which is paved for ease of maintenance so you'll have more time to enjoy it.

Returning inside, at the top of the stairs the fabulous bathroom is a luxury refuge where the high end finish includes a dual head shower over the bath, a vanity unit beneath the hand basin and a glamorous, lit mirror above. On the first floor at the back of house, a light, airy double bedroom with surprisingly open views to the sea is not directly overlooked. Simple but stylish there are alcoves for wardrobes. At the front, the second bedroom is a restful sanctuary ready for your move which spans the full width of the building with a deep, wide bay to bathe the room with light and fitted wardrobes to fill.





ASTON
VAUGHAN



Vendor's Comments:

"Quiet but convenient the location couldn't be better within a short walk of the sea, local shops, the Lanes and Marina, and as buses to take you along the coast or to the National Park you don't really need a car here. Brighton Station is about 15 mins by bus or 7-10 by cab. Inside the rooms are light and spacious with adaptable use – we have used our home as a 3 or 4 bed house- and it has a social flow. The walled patio is a private retreat after a busy day in the city or a hot one on the beach, whilst the upper terrace is designed to bask in uninterrupted sunshine and enjoy the sea view! The Village is a great place to live with sociable parks nearby (you can walk straight onto the Downs from East Brighton Park) and there's a supportive local community, good local schools and major employers on the doorstep."

Good to Know:

Permit parking – no list

Local amenities inc farmer's market

Walk to Marina/Lanes along beach

Racecourse days nearby

East Brighton Park +sports leads to Downs

Education:

Queen's Park/St Luke's/St Mark's Primary School

Varndean or Dorothy Stringer secondary schools

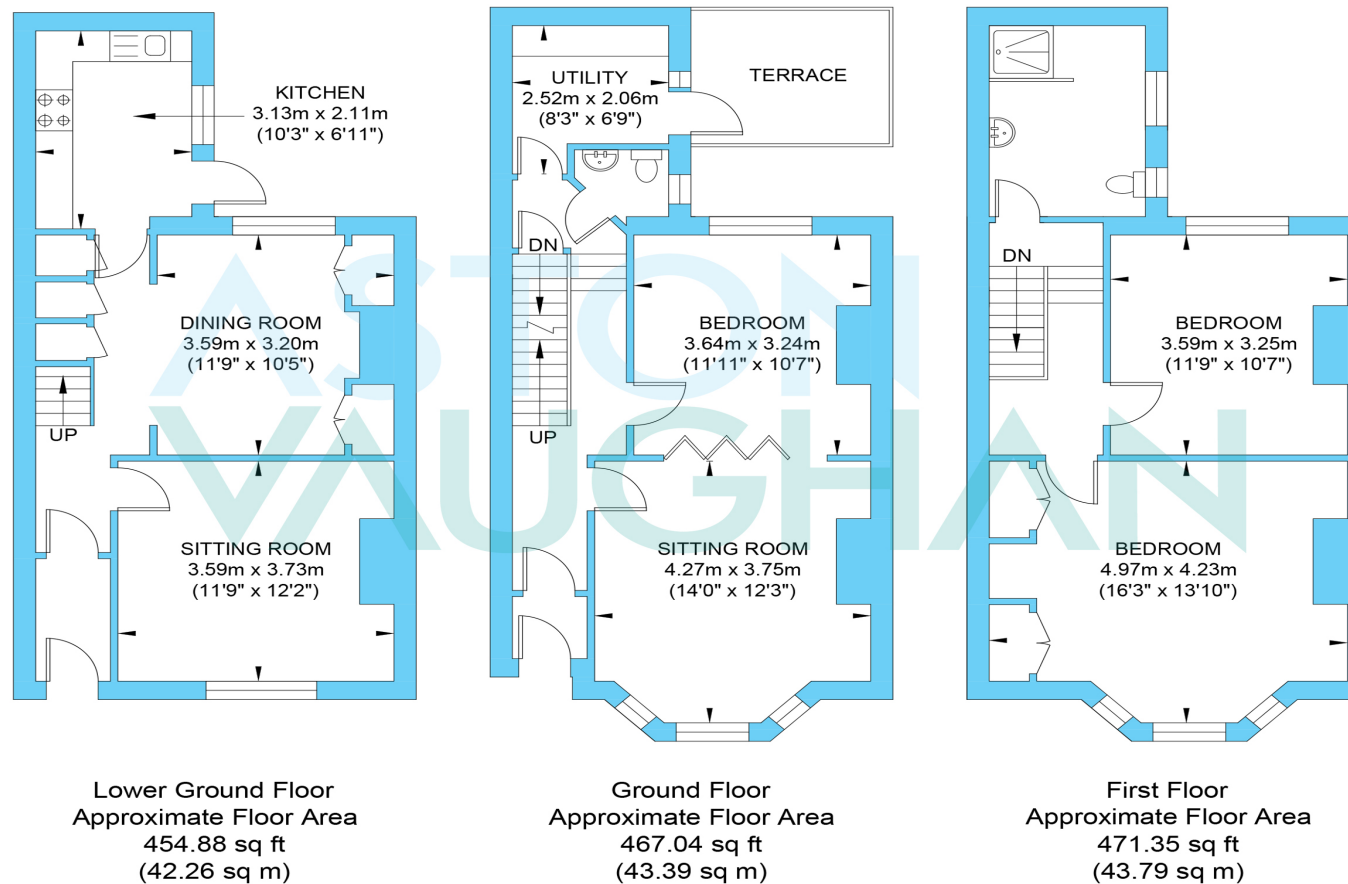
6th forms at Varndean, BHASVIC, City College, BIMM

Private schools: Brighton College, Brighton & Hove Girls, Brighton Waldorf, Roedean

Our coastal city is famous for its beaches, festivals, food and shopping– but also for its history, vibrant cultural centre and inclusive community. Bordered by the sea, surrounded by the South Downs National Park and with fantastic schools, colleges and universities we attract professionals, families, students and investors. Kempdown Village has an eclectic mix of cafés, shops, restaurants and even a farmer's market, and its beaches have cafés, bars, a Lido, yoga centre, crazy golf, playground and the Concord 2. Hosting the County Hospital and Brighton General, it is within walking distance of the city centre and the station although there are local buses and plentiful permit parking with no waiting list in zone H.



Great College Street



Approximate Gross Internal Area = 129.44 sq m / 1393.27 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.