



Little George Street, BN2

£650,000

ASTON
VAUGHAN

INTRODUCING

Little George Street, BN2

3 Bedrooms | 2 Bathrooms - 1 Ensuite | 1 Reception Room
774.14 Sq Ft | Patio Garden |

Expertly redesigned by its interior designer owner, this beautiful three-bedroom, two-bathroom home combines elegance, comfort, and convenience in the heart of Kemptown. Located on a peaceful pedestrianised cul-de-sac just off a one-way street, you're moments from the beach, the vibrant energy of St James's Street, and some of Brighton's best-loved attractions including the Pier, Royal Pavilion, Pavilion Gardens, SoHo House and the Lanes.

Built in 1988 to reflect the charm of the original Georgian terrace it replaced, the house has been stylishly updated over recent years. It now features high-end details such as cast-iron radiators, shutters by Shutters Up, designer lighting, and new electrics. The kitchen and both bathrooms have also been completely refitted to a superb standard—with underfloor heating in one of the bathrooms.

Inside, the layout is thoughtfully designed for modern living, with a double-length living and dining room that flows seamlessly into a high-spec kitchen and out to a private, easy-care patio. Oak flooring, high ceilings, and Crittall-style

French doors provide a bright and welcoming atmosphere. A sleek C.P. Hart-designed cloakroom is neatly tucked away on the ground floor, perfect for guests.

The kitchen—with its classic Shaker-style cabinetry and solid wood worktops—was installed only a few years ago. It's as practical as it is beautiful, with integrated appliances including a Samsung touch induction hob, Bosch combi/microwave oven, and dishwasher, plus designated space for a fridge/freezer (the current Smeg fridge is negotiable) and washer/dryer plumbed discreetly beneath the stairs.

Flowing seamlessly from the kitchen, the private patio is an ideal spot for socialising, relaxing, or dining al fresco. With matching tiled flooring to the front garden and open east-west exposure, it's designed to maximise natural light while being low maintenance—giving you more time to enjoy your home and the lifestyle it supports.





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First Floor – Two Double Bedrooms + Designer Bathroom

Upstairs, you'll find two immaculate double bedrooms. The rear bedroom overlooks the patio and is styled with calm, neutral tones. The second spans the full width of the property and enjoys both morning and afternoon light thanks to dual-aspect windows. Centrally placed, the luxury family bathroom features designer tiling and sleek black fittings, including a dual-head shower and heated towel rail—an indulgent space that elevates daily routines.

Top Floor – Principal Bedroom with Vaulted Ceiling + En-Suite

The principal bedroom occupies the top floor and is a true light-filled sanctuary, with vaulted ceilings, exposed beams, and south- and east-facing windows, plus a skylight that lets you stargaze from bed. Generous in size (3.80m x 3.70m), it includes fitted wardrobes, eaves storage, and a high-end en-suite bathroom. The en-suite has a subtle Georgian nod with its talon-footed bath and curved marble-topped basin—yet all fittings are modern Italian design, finished with elegant Capietra tiles and underfloor heating.





Vendors' Comments

"We've absolutely loved living here. The street is peaceful and friendly, yet just moments from all the vibrancy Brighton offers. The layout of the house is perfect for entertaining – everything flows out to the patio, and it really comes into its own in the summer.

We also found it a fantastic base for Airbnb – the location is unbeatable for visitors, and there's plenty of local parking. Brighton College is within walking distance, and we've really enjoyed everything from walks along the seafront to brunch at the Marina."

Location

Set in one of Brighton's most sought-after areas, this home benefits from the perfect balance of vibrant city life and peaceful retreat. Tucked away in a quiet cul-de-sac within the Kempdown Conservation Area, you're just moments from:

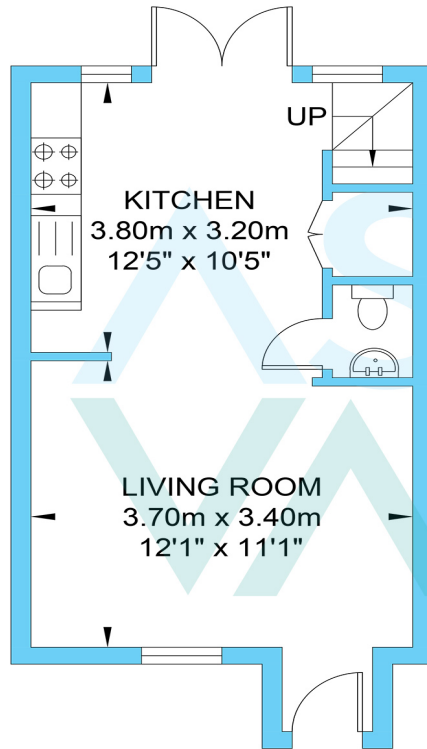
- St James's Street – with its cafés, bars, independent shops, and Pride celebrations
- The Beach & Seafront – less than 5 minutes' walk
- Royal Pavilion, Brighton Dome, Corn Exchange & The Lanes – all within walking distance
- Brighton College, St Luke's Primary & Other Top Schools – close by
- Brighton Marina – home to a cinema, restaurants, gym, and waterfront walks

Green spaces abound, from the walled park opposite to Pavilion Gardens, Queen's Park, and East Brighton Park. You can run or cycle along the seafront promenade or enjoy the Undercliff Walk to Rottingdean.

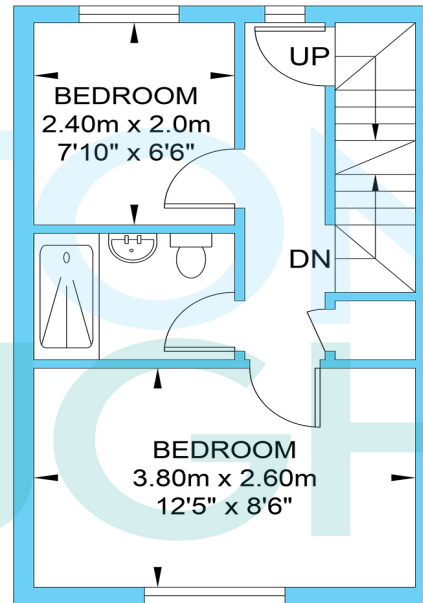
Transport is excellent, with bus routes at the end of the street and Brighton Station just a 15-minute walk (or 6 minutes by cab), offering fast links to London and Gatwick. For drivers, Zone C parking is available with no **waiting list**, and **visitor permits are easily obtainable**.



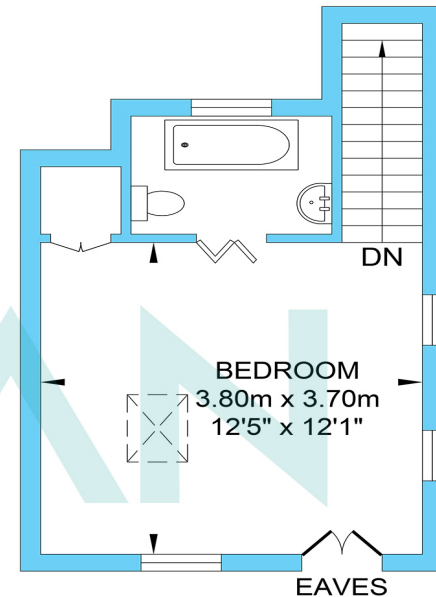
Little George Street



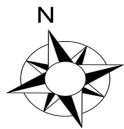
Ground Floor
Approximate Floor Area
283.73 sq ft
(26.36 sq m)



First Floor
Approximate Floor Area
274.04 sq ft
(25.46 sq m)



Second Floor
Approximate Floor Area
216.35 sq ft
(20.10 sq m)



Approximate Gross Internal Area = 71.92 sq m / 774.14 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.