



Bedford Street, BN2

Guide Price £650,000 - £700,000

**ASTON
VAUGHAN**

INTRODUCING

Bedford Street, BN2

3 Bedrooms | 3 Bathrooms | 2 Reception Rooms
1303 Sq Ft | Fully Renovated Georgian House
Sea Views | Stone's Throw From The Beach

This elegant three-bedroom Georgian townhouse sits in the heart of vibrant Kemptown, just a stone's throw from Brighton's famous seafront. Rich in period character yet thoughtfully renovated for modern living, the property spans four generous floors and enjoys an enviable position within one of the city's most sought-after neighbourhoods. Its setting combines coastal tranquillity with the buzz of city life, making it a rare and appealing find.

From here, everything Brighton has to offer is within easy reach. Kemp Town Village, with its eclectic mix of shops, cafés, and restaurants, is on the doorstep, while Soho House, Sea Lanes, and Brighton Marina are all just a short stroll away. Renowned schools such as Brighton College are nearby, and the Royal Sussex County Hospital is within walking distance, making the location ideal for families and professionals alike. Excellent transport links provide direct routes to Brighton Station, London, Gatwick, and the South Downs, ensuring connectivity as well as lifestyle.

With its handsome Georgian façade, sea views, and unbeatable position, this property offers the perfect blend of heritage, community, and coastal living.



Exterior :

- Part of a handsome terrace inspired by Nash's London designs, this property stands out with its distinctive blue-painted façade and charming pink front door. Two olive trees, positioned side by side, frame the entrance, adding a Mediterranean touch that complements the coastal setting. The home also features the signature plasterwork and decorative window surrounds that define Brighton's most admired Georgian streets. Traditional marble steps lead up to the door, setting the tone for the style and character found within. —

First Floor:

- * Living Room
- * Shower Room

- The jewel of this home is the breathtaking first-floor living space — an open-plan haven designed for both relaxation and entertaining. With soaring three-metre-high ceilings and three large sash windows facing east and west, sunlight pours in throughout the day, creating a bright, uplifting atmosphere. Newly renovated white-painted wooden floors add a crisp, coastal freshness, while a striking feature-tiled wall brings impact, and a touch of modern artistry to the space.

Whether you're enjoying a quiet morning coffee bathed in soft light or hosting friends against the backdrop of the sea just beyond, this room truly captures the spirit of seaside living. Discreetly tucked away, a stylish shower room with toilet is conveniently positioned off the main space — perfect for guests or freshening up after a stroll along the beach. —



Lower Ground Floor:

- * Kitchen & dining room
- * Utility room
- * Cellar
- * Courtyard

- This newly refurbished, open-plan kitchen and dining area combines functionality with design flair. Mid-century-inspired cabinetry in solid mango wood, a Belfast sink, and open shelving give the space a warm yet contemporary feel. A discreet utility room keeps appliances neatly tucked away, while a traditional arched cellar offers additional storage or the potential for a wine collection.

A rear door opens to a small, courtyard — a peaceful spot for morning coffee or evening drinks. —

Ground Floor:

- * Third bedroom /or/ additional reception room
- * Shower room

- A welcoming hallway with high ceilings and newly tiled floors sets the scene. Original mahogany bannisters and deep skirting boards carry through to the spacious front reception room, which serves as a third bedroom. Double-glazed sash windows within the bay flood the space with light, while a central fireplace and built-in alcove shelving create a warm, inviting atmosphere. —

Second Floor:

- * Master bedroom with en-suite
- * Second bedroom

- The east-facing main bedroom welcomes the morning light and offers space for a super king bed, with open wardrobes fitted into the alcoves.

The second bedroom, slightly smaller, could serve as a guest room, nursery, home office, or generous walk-in wardrobe. —





ASTON
VAUGHAN



Lifestyle & Location :

- Living here means having the sea, city, and countryside all within easy reach. Morning swims, weekend yoga on the beach, and sunset walks along the promenade are part of everyday life. The community spirit of Kemp Town Village is hard to beat — friendly neighbours, independent businesses, and a relaxed coastal pace with all the perks of city living. —

Education:

* Primary: Queens Park Primary, St Luke's Primary

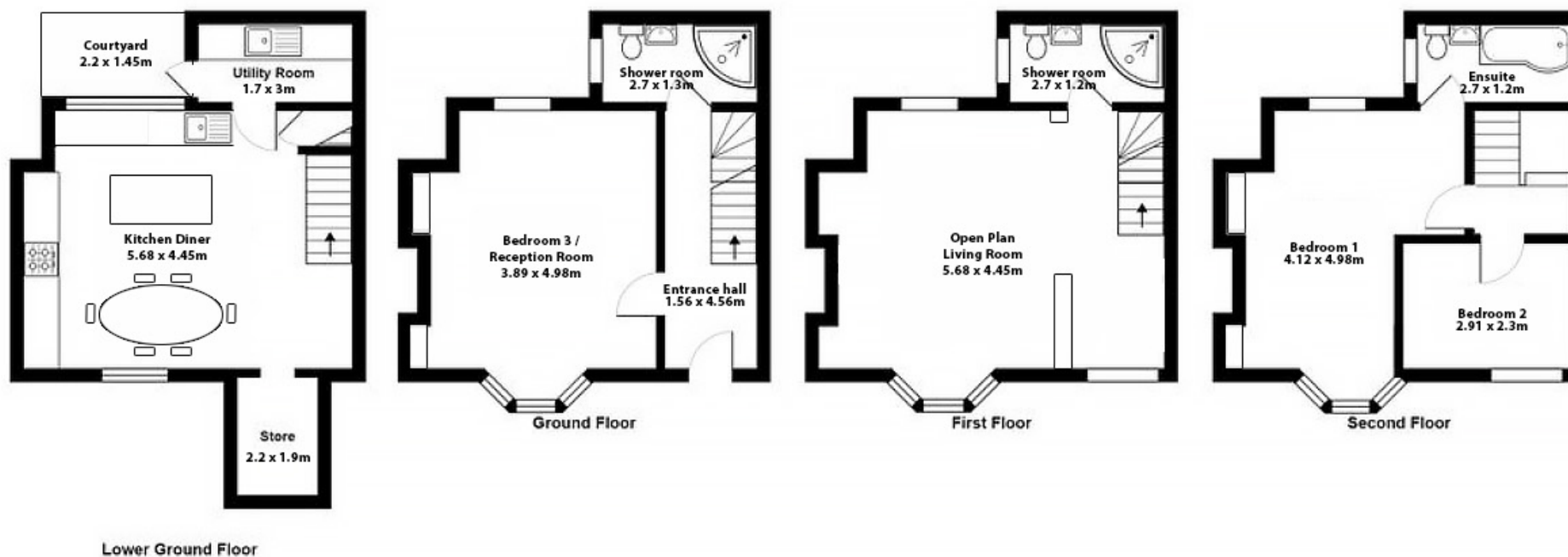
* Secondary: Varndean, Dorothy Stringer, Cardinal Newman RC

* Independent: Brighton College, Brighton College Prep, Roedean School —

History & Connectivity :

- During the 19th century, Brighton transformed into one of England's most fashionable seaside destinations. This terrace reflects that era's elegance, just steps from the shoreline and within walking distance of the Marina, hospitals, and major employers such as Amex. Excellent transport links provide easy access to London, Gatwick, and the South Downs. Zone C parking permits are readily available with no waiting list.





Interior Total Area: **121.09m² - 1,303ft²**
 Exterior Total Area: **3.19m² - 34.34ft²**

All measurements approximate and for display purposes only.