



Mews Lodge, Brighton BN2

**ASTON
VAUGHAN**
Sales and Lettings

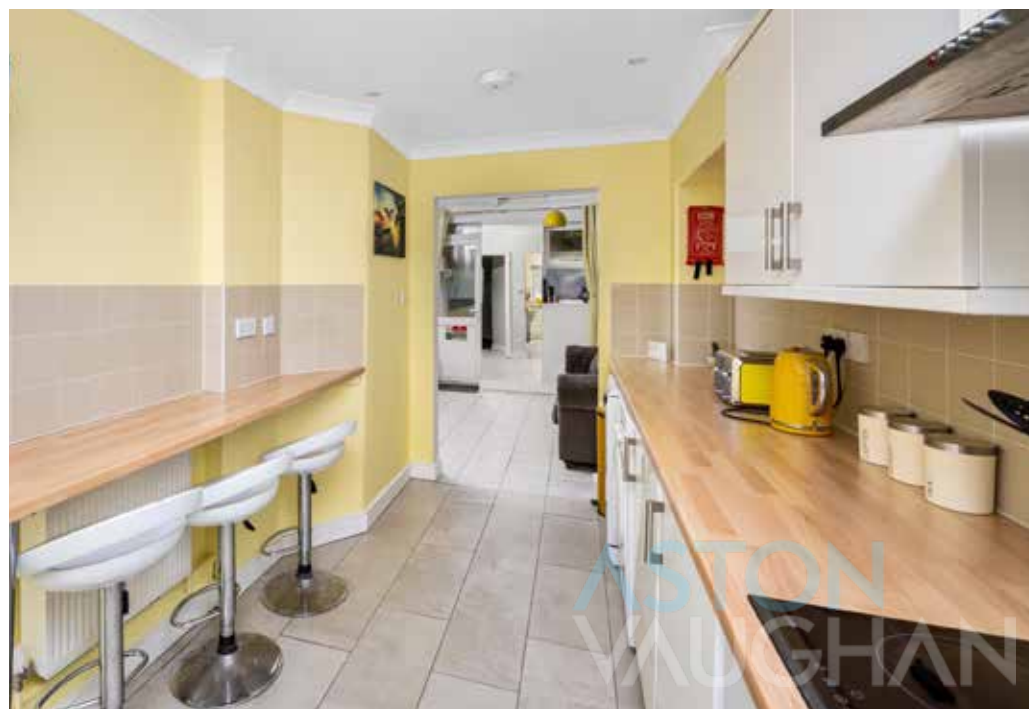
INTRODUCING

Mews Lodge, Royal Crescent Mews, BN2

4 Bedrooms | 1 Bathrooms | 1/2 Living Room | 821 Sq Ft | Kemp Town Area

Situated in a small private cul-de-sac just off Kemp Town's fashionable seafront and opposite a Lido, cafés and bars on the beach, this fabulous 4 bedroom mews house has a south facing balcony off the main bedroom and a small rear patio plus the real bonus of a rare free parking space which doesn't require a parking permit located directly outside the front door. The house is just 15 mins by bus from Brighton Station's trains to Gatwick and London and it has been run as a successful holiday let property for the past 5 years and can be seamlessly transferred to the new owner should they wish. Mews Lodge is currently configured as a holiday let to accommodate up to 10 guests but the interior could easily revert to a 3 or 4 bedroom / 1 or 2 reception room residential house. Kemp Town village has a relaxed cafe culture and a choice of restaurants and bars whilst a 15 minute seafront stroll or along St James's Street (which hosts Pride) takes you either to the cultural heart of the city or waterfront restaurants of the Marina.

- Just off seafront by Lido
- 4 bedroom mews retreat
- Allocated free parking
- No chain
- Option to purchase as an existing successful holiday let
- Lettings management in place
- South facing balcony and small private rear patio
- Fashionable Kemptown Village location
- Chic home or great investment





A saunter to the sea will take 1 min from this famous mews where Laurence Olivier garaged his cars, although this more modern end of terraced house has contemporary appeal with a rare parking space by the door and 3 storeys offering versatile options.

Inside is stylish but also easy to live in with practical flooring and storage. The living room has windows at each end and a skylight to bring in more sunshine. There is space for a sofa and dining table and it opens out to a petite walled patio with built in seating.

The large modern kitchen features a breakfast bar together with integrated appliances including a touch hob and oven beneath a hood, a fridge and a freezer and there is plumbing for both a dishwasher and a washing machine.



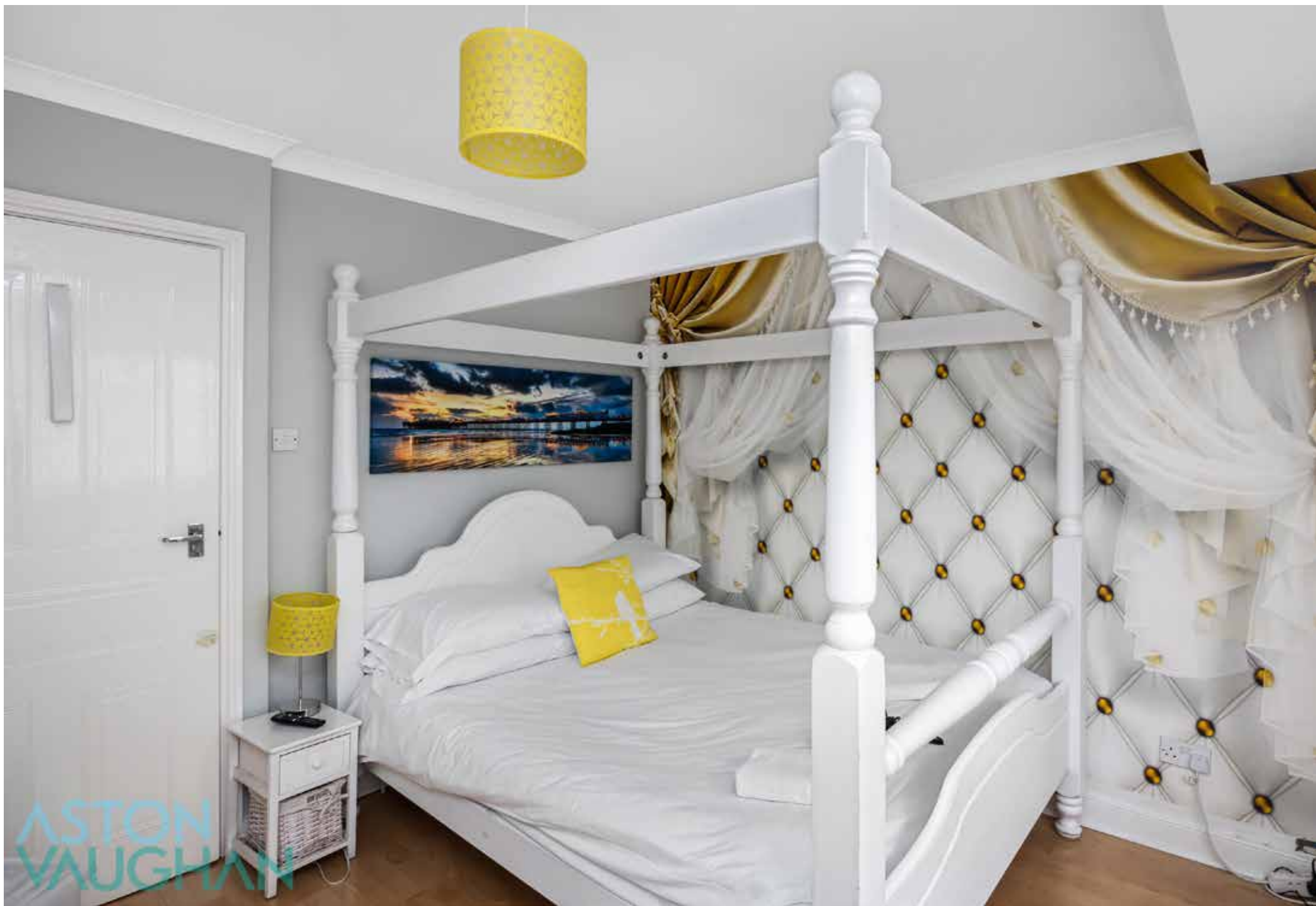


On the first floor, the modern bathroom is good to go with a shower above the bath, storage under the hand basin and a lit mirror above and the w.c. is separate. At the back, a single bedroom has space for a wardrobe behind the door but could also be a private space from which to work from home whilst the front double bedroom stretches from east to west and has a designer finish. On the top floor there is another secondary bedroom / dressing room plus a principal bedroom which opens to a fabulous balcony where you can enjoy the sun unseen.

"Quietly tucked away, this spacious house has a very rare free parking space ! The location is hard to beat with something for everyone whatever your mood – the sea, yoga, beach bars, clubs, cafés, restaurants, cinemas and art venues all on the doorstep (but out of hearing!). Mews Lodge has been a successful holiday let for many years so this property could be purchased either as a ready made business or as a family home."

Vendors comments





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LOCATION GUIDE

Good to Know

Shops: Local 2 mins walk, St James's Street 5, Georgian Lanes 15 on foot

Train Station: 15 minutes by bus, 25 on foot

Seafront or Park: Seafront 1 min, Queen's Park about 5mins

Employers: Brighton College, County Hospital, Amex, Legal Centre within 15 min walk

Education

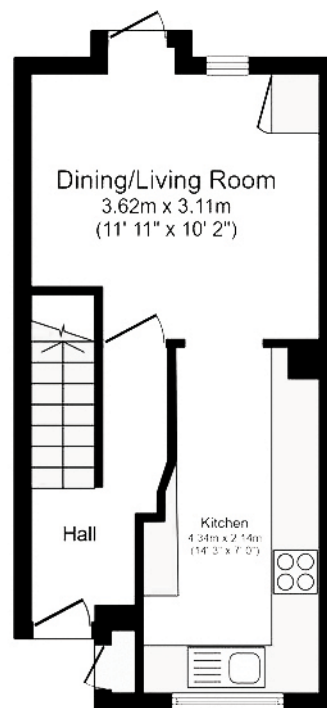
Primary: Queen's Park (good), St Luke's (outstanding)

Secondary: Varndean, Dorothy Stringer

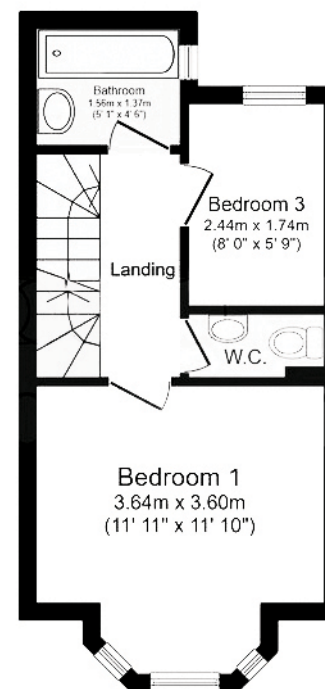
Sixth Form: Varndean, BIMM, MET BHASVIC

Private: Brighton College, Brighton Waldorf, Roedean

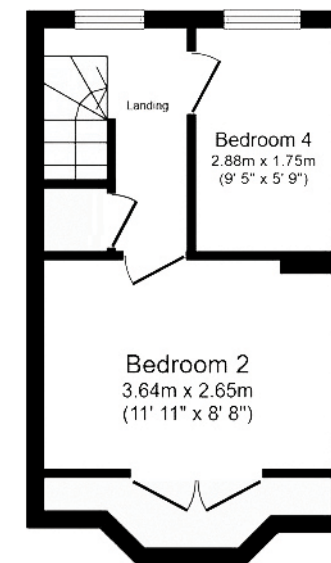
Kempton Village is one of the most fashionable locations in the city bordered by beaches with a new seasonal lift planned to take you to the sea, beach bars, volleyball courts, yoga centre and fantastic Lido. Famous for its al fresco lifestyle, specialist shops and a farmer's market it also has a Co-Op, post office and chemist. Between the pier, the horse racing course and waterfront restaurants of the Marina, the theatres and Lanes of central Brighton are all within a 15-20 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 - or letting feasible. For those who need a car, both the A23/27 and coast road are nearby.



Ground Floor



First Floor



Second Floor