



Over Street, Brighton, BN1
£300,000 - £325,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Over Street, BN1

2 Bedrooms | 1 Bathroom | 1 Living Room
619 Sq Ft | North Laine | 3 minutes from Brighton Station
Rear patio garden | Walking distance to the beach

Set in the cultural heart of Brighton, less than 3-minutes on foot from Brighton Station, this deceptively spacious two-bedroom upper floor maisonette is ideal for creatives, professionals and commuters who love the energy of this vibrant coastal city.

It is brimming with potential to add value in such a sought-after location as its well-proportioned rooms are versatile, bearing some original period features. While it has not outside space of its own, the beach is on your doorstep as are the green spaces of The Steine and Pavilion Gardens, and the countryside is just as short bus ride away.

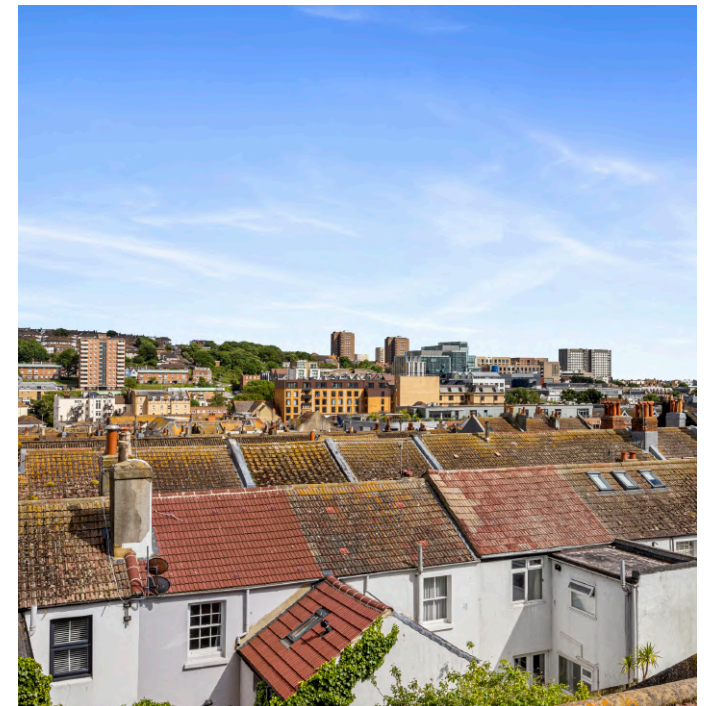
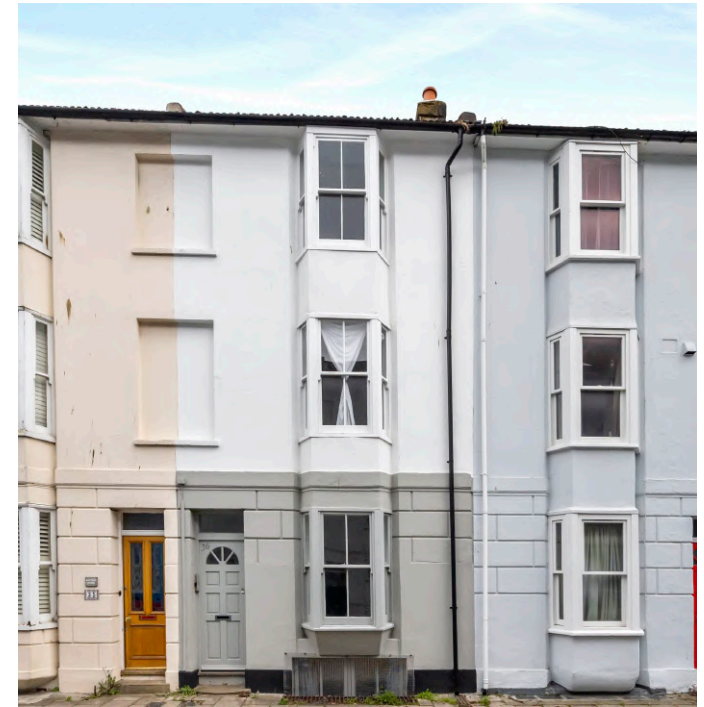
Over Street is nicely tucked away from the main shopping thoroughfares in the area while remaining conveniently close. The properties here are quintessential of the Victorian era with canted bay sash windows and classic plasterwork decoration. The exterior of this house is fresh and modern in white, with grey for the ground floor which visually delineates the two properties in this building.

Entering on the ground floor, your door from the communal hallway opens to an internal stairwell, rising to the main body of the flat. From the first-floor landing, the living room spans the front of the house with ample space for comfortable furnishings and is well-presented in a neutral palette of calico-stone walls with grey carpet underfoot, so you can move straight in with ease. A period fireplace takes centre stage, but is for decoration only and a tall sash bay window rises to the high ceiling, bringing in natural light from the west, providing the perfect spot for a small dining table looking out over the quiet street.

The kitchen is easily accessible from here and has been well designed for the galley space to include plenty of storage and worktop areas to prepare a meal. While the gas hob and fan oven are integrated, space has been left for a freestanding undercounter fridge and a washing machine, while the gas central heating boiler is wall mounted.

Also on this floor, the bathroom is classic in white with a shower over the bath. Both the kitchen and bathroom are areas where new owners can put their own stamp on the place with some modernisation to add value.

Stairs lead up to the bedrooms which are lovely and light double rooms sharing the same immaculate decoration of the living room below. They are the ideal size if sharing or for those looking for a home office/art studio/workspace – as the natural light is lovely and it is peaceful being elevated within the building on the top floor. The front bedroom spans the front of the house so it is larger, but both rooms can house a double beds and freestanding furnishings without compromising on floor space.





LOCATION GUIDE

Good to Know

Shops: North Laine shopping on the doorstep

Train Station: Brighton Station 3 minute walk

Seafront or Park: Beach 11 minute walk, Victoria Gardens 6 minute walk, The Level 9 minute walk

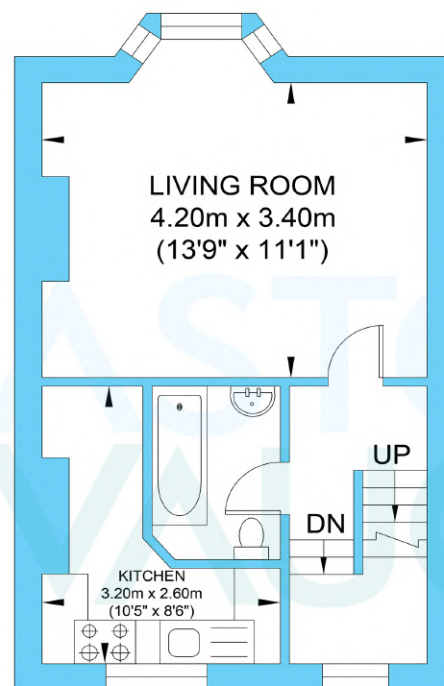
Education

Primary: Middle Street Primary

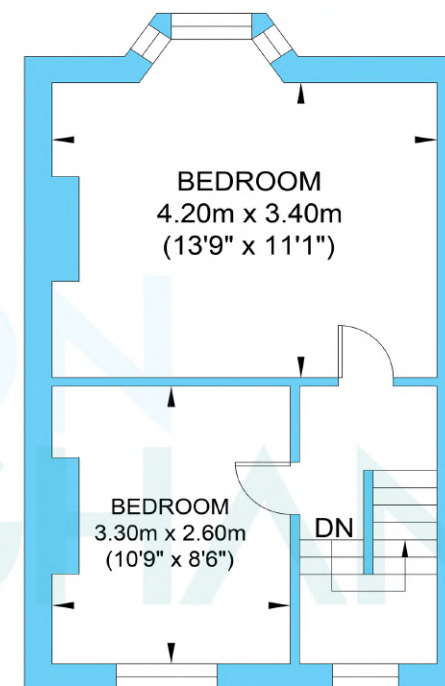
Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Windlesham Prep

Ideal for commuters and busy city lovers, this spacious home is in a popular, historical location in a quiet street within the famously chic North Laine. Here, you can enjoy the innumerable boutiques, restaurants, clubs, cinemas and theatres on foot. It's also conveniently located for parks that provide cool green spaces and host numerous arts events all year round. For those who love the outdoors, the beach, surrounding Downland and cosmopolitan Marina- with waterfront restaurants- are easy to reach, and for commuters, the station serving Gatwick (23 mins) and London (55 mins) is around the corner, and there's quick access to the A23/A27.



First Floor
Approximate Floor Area
309.57 sq ft
(28.76 sq m)



Second Floor
Approximate Floor Area
309.57 sq ft
(28.76 sq m)

Approximate Gross Internal Area = 57.52 sq m / 619.14 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.