



Great College Street, BN2

£600,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Great College Street, BN2

Investment property | Total 1076 sq ft | Within a short walk of the sea, local shops, the Lanes and Marina |

A brilliant opportunity to purchase two, one bedroom apartments within a charming Victorian terrace just a 5 min walk from the beach and 15-20 mins walk from the picturesque Lanes. Both are good to go - the ground floor apartment with a private patio already a successful holiday rental - whilst the vendors live in the stylish flat on the first floor. Versatile options include the current arrangement, letting both or reinstating the house into one unit and extending into the loft as some neighbours have done, stnc. In fashionable Kemptown Village it's tucked away from the crowds in a sought after street popular with professionals and families as Brighton College, its Prep School and Royal Sussex County Hospital are within a 2 min radius on foot, and direct trains to Gatwick and London are a 15 min bus ride.

The Ground Floor Apartment:

The elegant living dining room has a broad south bay and a carefully sourced fireplace which has not been used but has been swept in the past, and the quiet double bedroom at the back is a comfortable double. Opening to the sociable patio, the streamlined kitchen

is well planned with an integrated hob, oven and hood, and there's plumbing for a washing machine. At the far end the bathroom is light and airy with all you need including a shower above the bath and natural light.

The First Floor Apartment:

At the top of a private staircase (the original staircase of the house), an inviting vaulted kitchen impresses with plenty of storage, a practical layout, a gas hob and electric oven beneath a hood, and a microwave is also integrated for you. Next door, a luxury shower room is private beneath a Velux and has a contemporary dual head system.

A few steps up, the landing has access to the attic which some neighbouring properties have extended into, stnc. With restful proportions, the double bedroom at the back is a peaceful retreat with generous floorspace and at the front, sunshine streams through a fabulous living dining room which spans the full width of the property, where guests can relax in quiet seclusion in front of a stately fireplace which the vendors also believe may be open.





OWNER'S THOUGHTS

"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 all the rooms are light and restful, and the private patio is a cool retreat after a busy day in the city or a hot one on the beach. It is a great place to live with sociable parks nearby (Queen's Park has tennis courts and you can walk onto the Downs from East Brighton Park), and there's a kind, supportive, local community, good local schools and major employers are on the doorstep."

Good to Know:

Permit parking – no list

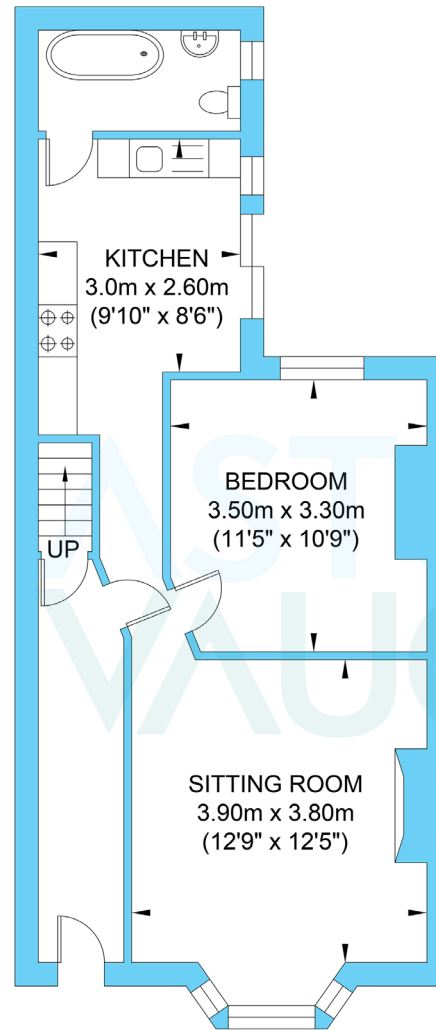
Can buy visitor permits

Local amenities inc farmer's market

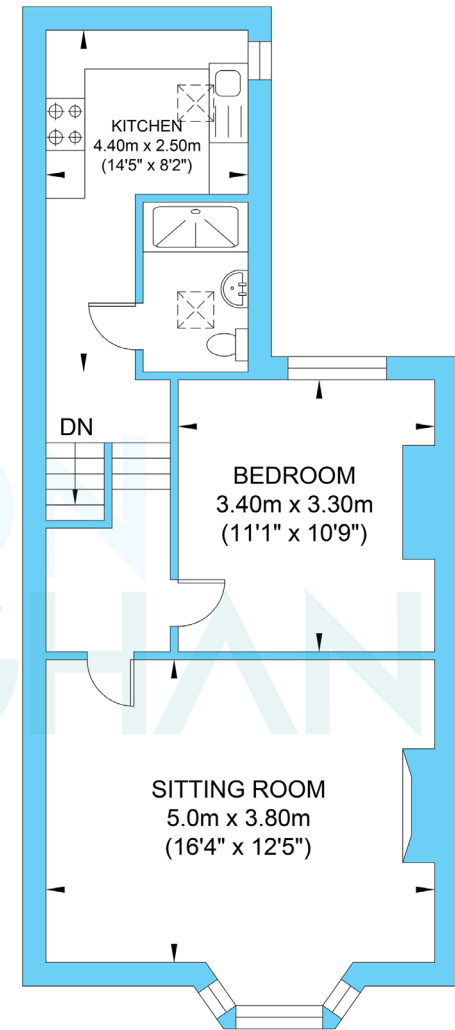
Walk to marina

Racecourse nearby

East Brighton Park leads to the Downs



Ground Floor
Approximate Floor Area
538.51 sq ft
(50.03 sq m)



First Floor
Approximate Floor Area
538.51 sq ft
(50.03 sq m)

