

SHARE OF FREEHOLD



Apartment (EPC Rating: C)

**3A GREAT COLLEGE STREET, BRIGHTON,  
BN2 1HJ**

Offers In Excess Of

**£300,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 1 Bedroom Apartment located in Brighton

A great first buy or step on the investment ladder, this fabulous 1 bed apartment in fashionable Kemptown Village is just 2 mins walk from the County Hospital with beaches and a vibrant café culture on the doorstep, the lanes a 15-20 minute stroll along St James's Street (on the Pride route) and Brighton's direct trains to Gatwick and London about 7 mins by cab. In a charming Victorian terrace on a quiet street which has plentiful local permit parking with no waiting list, inside offers a sophisticated coastal lifestyle with an elegant living dining room with a fireplace, a spacious, vaulted kitchen, chic, contemporary shower room and a peaceful double bedroom which is ready to move into.

A great package within easy reach of major employers, Kemptown Village is a great place to be as 2 blocks down you can walk or cycle for miles along the seafront and the local beach has café bars, yoga, volleyball, a lido and the Concord 2. The waterfront restaurants of the Marina and a park leading onto the downs are easy to reach whilst a scenic 15-20 minute stroll along the promenade takes you to the picturesque Georgian Lanes and cultural heart of the city.

Enjoy a coastal lifestyle in this sought after conservation area in a fashionable spot where local amenities include cafés, bistro pubs, a butcher's and a bookstore as well as a post office, a pharmacy and a weekly farmer's market. This spacious Victorian property is quietly located between Eastern Road, which hosts Amex and the legal centre, and the Coast Road, which takes you to the National Park, and both deliver you into or out of the city within minutes. Ready to move into, inside, beautiful period proportions remain unspoilt and the communal hallway has reassuringly thick carpet to hush any passing footfall.

The double bedroom is quiet and comfortable with ample floorspace even with a double bed in situ and alcoves for wardrobes.

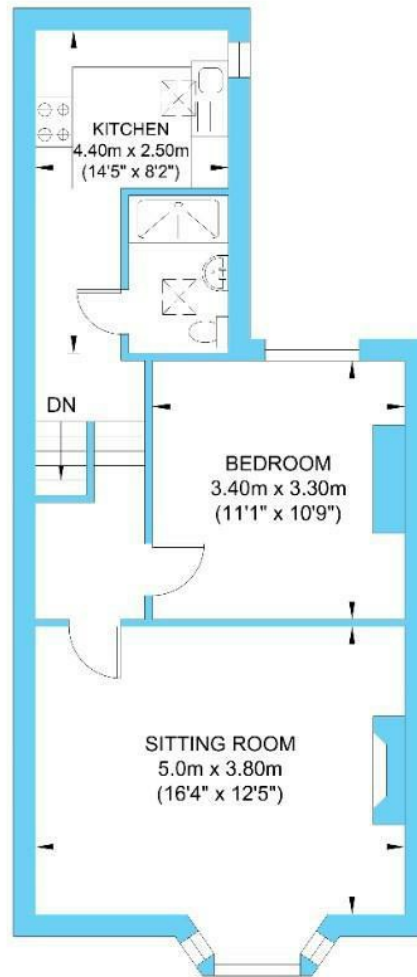
At the top of a private staircase – ideal for supermarket deliveries - the vaulted kitchen is full of sunlight streaming through the skylight in the vaulted roofline as well as a large window to the east. Skilfully planned with generous storage and practical working surfaces, everything flows from the gas hob and electric oven beneath a hood. Good to go, there's an integrated microwave, designated space for a fridge/freezer and plumbing for a washing machine.

Central to the apartment, the modern shower room is a private refuge where you can shower in glory beneath a dual head system -and a skylight. A classic black and white which won't date, there's also a warming rail for towels. Ahead, the light and airy living dining room stretches across the full width of the house which provides plenty of opportunity to create areas for rest, work or play. With beautiful proportions, this restful retreat has a large bay looking along the characterful, period terrace opposite and there is a carefully sourced Victorian fireplace in to enjoy, which the owners have never used, but they have had it swept so it may be worth investigating.





# Great College Street



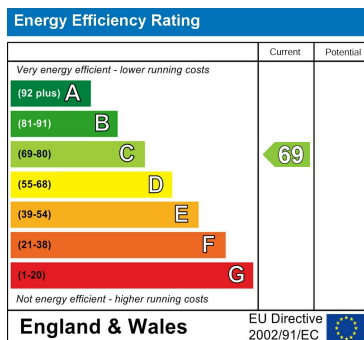
First Floor  
Approximate Floor Area  
538.51 sq ft  
(50.03 sq m)

Approximate Gross Internal Area = 50.03 sq m / 538.51 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.