

FREEHOLD



House - End Terrace (EPC Rating: C)

7 KINGSBURY ROAD, BRIGHTON, BN1 4JR

Guide Price

£485,000

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom House - End Terrace located in Brighton

** GUIDE PRICE £485,000 - £500,000 **

Tucked quietly away at the heart of the London Road shopping district and just 9 mins walk from Brighton Station's trains to Lewes, Gatwick and London, this 3/4 bed house with a sociable, southwest roof terrace is a chic buy or cool investment /Airbnb. Double glazed with 92.55m² (996.19 sq. ft.) over 3 storeys it is larger than many in this location as it is on the corner, and the layout with shower rooms on every floor offers great options. Surrounded by restaurants and bars with the Level's open green spaces providing events during festivals around the corner and the sea within walking distance, this location has a great buzz. The ground floor has an inviting living room and a dining room which is open to the modern kitchen, the two bedrooms on the lower floor don't share a wall, and upstairs the spacious principal bedroom has an en-suite whilst the private office area opens to the big roof terrace, ideal for entertaining as visitors don't disturb the bedroom. Once in this peaceful terrace it is hard to believe it is so central, with an eclectic mix of exotic street food from around the globe, shops, independent boutiques and the famous North Laine all within a stroll and the sea, bordered by beach bars, is a 25 min walk through gardens with fountains, or 10-13 mins by bus.

In a prime location, this historic end of terrace house in a peaceful, no through terrace of painted homes delivers a sociable lifestyle where the sunny sitting room is a classic with a high ceiling, a picture rail and two, broad bay windows - and with 4.42 x 4.10m (14'6 x 13'5) to enjoy it could become a 4th double bedroom. Next door, the stylish dining room with fashionable wood flooring and a splash of colour on a feature wall spans 6.15 x 3.7m (20'2 x 12'1), so plenty of space to share, and the room is open to the kitchen cleverly planned so the working areas are out of sight of the main room.

Bright beneath a skylight, the kitchen is good to go with plentiful storage, practical surfaces and an integrated oven at eye level opposite the sleek touch induction hob which is beneath a hood. At the far end of this floor, a chic shower room also has plumbing for a washing machine.

Downstairs, both calmly decorated bedrooms are completely private with natural light and do not share a wall, and the shower room between them has space, a vanity unit under the hand basin and a shaving point.

Up on the first floor, the principal bedroom is light and inviting where a big bay window bathes the room in light. The bedroom area is a generous 4.42 x 3.86m (14'6 x 12'0) and on the other side of the central staircase, there's a spacious area, used as a quiet place to work from home, which opens to the sunny roof terrace.

Outside, the lit terrace is ideal for entertaining in the Sussex sunshine and it's surprisingly large for this historic area with 4.0 x 3.66m (13'1 x 12'0) for dining.

Weather boarding brings a seaside, holiday atmosphere and the pediment above the door is a nice touch to remind you of the age of this charming corner property.

Vendor's Comments:

"On the corner, the house light and the rooms are all good sizes and the rooftop terrace is sunny and bigger than most of the patios in the area. Everything you could possibly want, including the sea and whatever mood you're in is on the doorstep, so you won't be tied to a car at the weekends. The shops open early and shut late if you commute or work at the hospitals and London is in easy reach with the station so close. Although the location is central, the local shops and cafes are very friendly and the Level has a readymade community of dog walkers and runners, a café and if you or your friends have children there's a playground, paddling pool and skate park."

Good to Know:

Council Tax Band: C

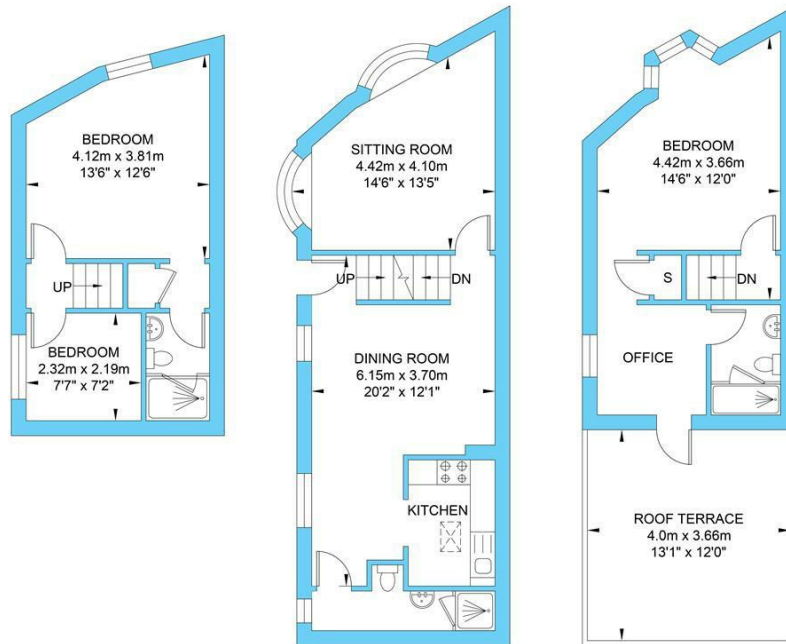
Amex, Law centres, Hospitals within 10 min radius

Can buy visitor parking permits for guests

At the fashionable heart of our vibrant, coastal city this is THE place to be, a step away from the Level which hosts fairgrounds and arts events all year round, as well as the amazing shopping of London Road and exotic open market. At the foot of the famous North Laine with the South Lanes a stroll, art venues, restaurants, theatres and the bars along the beaches are all there to explore. There is almost 24/7 access to the station serving London and Gatwick, and local buses will take you along the coast, to the National Park and to the universities at Moulsecoomb and Falmer.



Kingsbury Road



Lower Ground Floor
Approximate Floor Area
271.68 sq ft
(25.24 sq m)

Ground Floor
Approximate Floor Area
450.14 sq ft
(41.82 sq m)

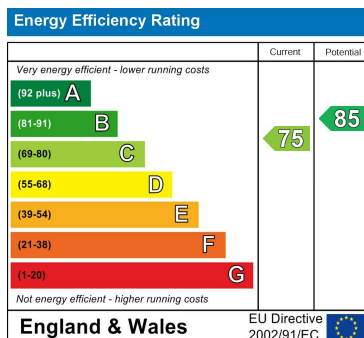
First Floor
Approximate Floor Area
274.37 sq ft
(25.49 sq m)

Approx. Gross Internal Floor Area = 92.55 sq m / 996.19 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



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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.