



Great College Street, BN2  
Asking Price £650,000

**ASTON  
VAUGHAN**  
Sales and Lettings



## INTRODUCING

# Great College Street, BN2

3 Bedrooms | 1 Bathrooms | 1295 Sq Ft | Fashionable location | Beautiful contemporary finish

Good to go with the al fresco lifestyle of Kemptown Village a stroll and the County Hospital and Brighton College around the corner, this design-led 3 bed Victorian house offers a luxury lifestyle and sweeps open to a private patio with steps to a sunny, west facing roof terrace. On a quiet street with plentiful permit parking with no waiting list, inside dynamic design delivers 120.32m<sup>2</sup> (1295.1 sq. ft.) over 3 storeys. An ideal home or investment with Brighton Station's direct trains to Gatwick and London 7-10 mins by cab, the spacious living dining room with French doors to the patio has parquet flooring and painted panelling, whilst the streamlined kitchen breakfast room has a high spec finish – and a door to the patio & terrace for parties. Upstairs the vaulted bathroom is a fabulous retreat, two first floor double bedrooms are beautifully inviting whilst spanning the top storey, the third double bedroom is a private retreat beneath the night sky.

One of the most sought after locations in the city surrounded by chic cafés, restaurants, independent shops and seafront attractions, this freehold house within a 15-20 min seafront stroll to the Lanes and the Marina is tucked away from tourists. With a local farmers market, keep fit and yoga classes and St George's Church which hosts events during festivals, highly rated local schools are all within easy reach and both the coast road and Eastern Road have bus routes and swift links to take you into or out of the city.









With real charm in a prime location, this historic terraced house now embraces a sociable, contemporary lifestyle. The original ground floor reception rooms have been opened to create an inviting, light space extending to 7.07m (23'3) approx. with a large window at one end and French doors at the other opening to stylish split level areas for al fresco entertaining. Skilfully organised with versatile floorspace, classic parquet flooring underfoot and panelling painted in historic tones in keeping with the age of the property, there's an easy flow to the sociable kitchen where built in seating and a table invite company and a door leads out to the patio and steps to the sun deck.

Outside offers great space for parties but also for every day with a secluded sheltered patio where you can work on a computer in the heat of high summer, and an upper deck of durable, composite decking which won't buckle in the uninterrupted afternoon sunshine.

Returning inside, at the top of the stairs the fabulous, vaulted bathroom is a classic beauty with a modern twist, large enough for a roll top bath with a shower attachment and a separate walk in shower, where luxury fittings include a vanity unit beneath the hand basin and warming rails for towels.









On the first floor, at the back of house the first of the double bedrooms is light and airy with surprisingly open views over the private sun deck, so it is not directly overlooked. At the front, the second bedroom is a restful refuge ready for your move with two large windows to bathe the room with morning light and fitted wardrobes. The room is large enough to accommodate an en-suite bathroom, for which the plumbing and drainage are already in place. whilst at the top, the third, sun-lit double room spans the width of this substantial historic building with five skylights to bring the outside in as well as ample floor space and under eave storage to enjoy.

**Vendor's Comments:**

"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 the rooms are light and spacious with a social flow. The private patio is a cool retreat after a busy day in the city or a hot one on the beach whilst the upper level is designed to bask in the sunshine and has built in seating. The Village is a great place to live with sociable parks nearby (you can walk straight onto the Downs from East Brighton Park) and there's a supportive local community, good local schools and major employers on the doorstep."









## LOCATION GUIDE

### Good to Know:

Permit parking – no list

Can buy visitor permits

Local amenities inc farmer's market

Walk to Marina/Lanes along beach

Racecourse days nearby

East Brighton Park +sports leads to Downs

### Education:

Queen's Park Primary School

Varndean or Dorothy Stringer secondary schools

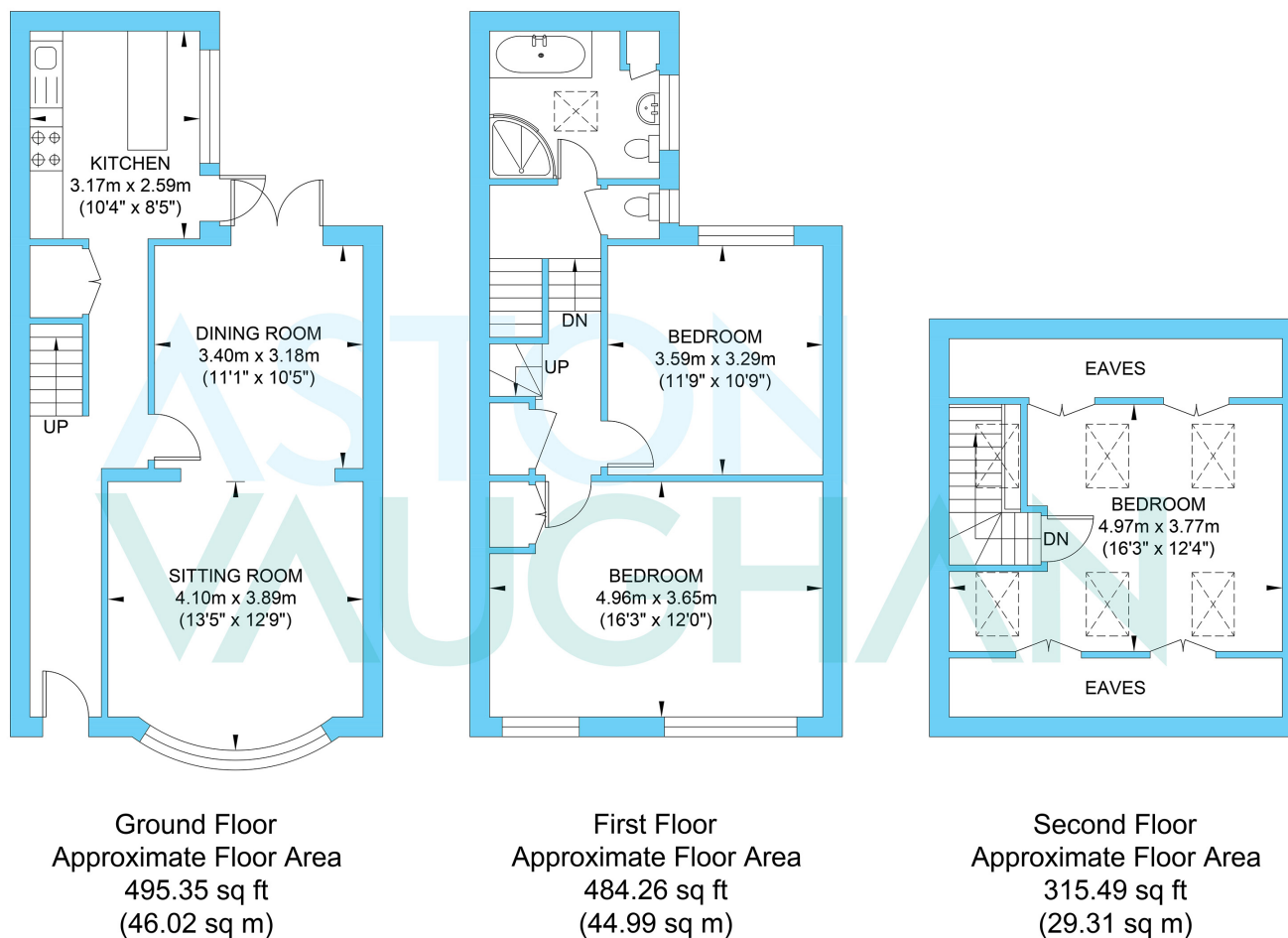
6th forms at Varndean, BHASVIC, City College BIMM

Private schools: Brighton College, Brighton & Hove Girls, Brighton Waldorf, Roedean

Our coastal city is famous for its beaches, festivals, food and shopping– but also for its history, vibrant cultural centre and warm, inclusive community. Bordered by the sea, surrounded by the South Downs National Park and with fantastic schools, colleges and universities we attract professionals, families, students and investors. Kemptown Village has an eclectic mix of cafés, shops, restaurant and even a farmer's market, and its beaches have cafés, bars, a Lido, yoga centre, crazy go playground and the Concord 2. Hosting the County Hospital and Brighton General, and it is within walking distance of the city centre and the station although there are local buses and plentiful permit parking with no waiting list in zone H.



## Great College Street



Approximate Gross Internal Area = 120.32 sq m / 1295.1 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.