



St. James' Street, BN2  
Offers in Excess Of £375,000

**ASTON  
VAUGHAN**  
Sales and Lettings



## INTRODUCING

# St James' Street, BN2

2 Bedrooms | 1 Bathroom | 1 Reception Room  
568 sq ft | Refurbished 2 bed maisonette sea views

Good to go 1 block from beaches with café bars, open air pool and saunas, this fabulous maisonette offers a sophisticated, coastal lifestyle where an open plan living room has uninterrupted views of the sea and two private double bedrooms are ideal for sharers or working from home as they are on separate levels. Convenient for investors and professionals it's a 3 minute walk to the legal centre, 4 to Amex and 15 to the County Hospital with Brighton Station's direct trains to Gatwick and London just

5 minutes by cab. Design-led with double glazing, atmospheric Farrow & Ball tones and Fired Earth tiles throughout, this top floor home soars above fashionable St James's Street (which hosts Pride) with its vibrant al fresco lifestyle and inclusive vibe -the perfect place to enjoy with friends. Surrounded by shops, cafes and bars there's a secret park around the corner whilst an enjoyable stroll down St James's Street or along the seafront will take you to the fountains of Old Steine, the Lanes, art venues and clubs.





A stone's throw from the sea with a walled park and Amex pedestrian plaza around the corner, this stylish home delivers 52.82m<sup>2</sup> (568.54 sq. ft.) of spacious, private rooms. Rising above the sought after, 1 way street with bus routes to every part of the city, this spacious maisonette is reached via a secure side entrance and sensor lighting guides you to this secret eyrie which spans the whole of the top (2nd and 3rd floor) of a period building.

Inside, an atmospheric hallway leads to the first of the double bedrooms, which is ideal if you are health, financial or flight professional who works unsocial hours as you can return without disturbing the main home - and they won't disturb you. With historic rooftops views it is not overlooked, there is a deep under stair cupboard for suitcases or work bags and ample floorspace even with a generous double bed in situ.

Upstairs, the second double bedroom is quiet and comfortable, looking over the tops of its lower Georgian neighbours to the open green spaces of Dorset Gardens, with the pinnacles of the Royal Pavilion peeking through trees to the west. Beautifully decorated it is ready for your move and the vendors are happy to discuss the stylish wardrobes as they were purchased specifically for these rooms. Opposite, the luxury bathroom has a spa like feel with high quality fittings including a dual head shower above the bath and waterfall tap over a hand basin set in sleek storage.

Ahead, with all the key elements of cosmopolitan living, the stunning living space has a high ceiling with recessed lighting, herringbone flooring underfoot and a south wall lined with windows, bathing the room with sunshine and framing glorious, uninterrupted views of the sea. There is 5.0 x 3.8m (16'4 x 12'5) in which to enjoy company, complete with a rare flame effect fire with a classic, limestone surround. Tucked away at one end of the room, the streamlined kitchen is sociable but does not dominate the whole space and ideal for entertaining, the stylish units conceal sophisticated storage and high spec integrated appliances include a touch induction hob with lit hood, electric fan oven, fridge and washing machine, so you are good to go.



## Vendor's Comments

"Ideal as a home or investment, the maisonette is spacious enough to share and is lovely and light. The location suits a busy lifestyle, and you can start the day looking at the sea through the kitchen window and watching the boats on the water or swimmers in it – and within a 3 min walk you can enjoy the coast every day. Brighton is famous for its shopping as well as festivals celebrating our inclusive community and during Pride St James's Street comes alive, but tucked privately away up here, although there is a birds eye view you can close the windows and relax."

## Good to Know

Shops & Cafes on doorstep

Seafront 1 min walk, Royal Pavilion 5 mins on foot

Brighton Station 5 mins by cab, 10 by bus or 15-20 min walk

## Education:

Queen's Park Primary School

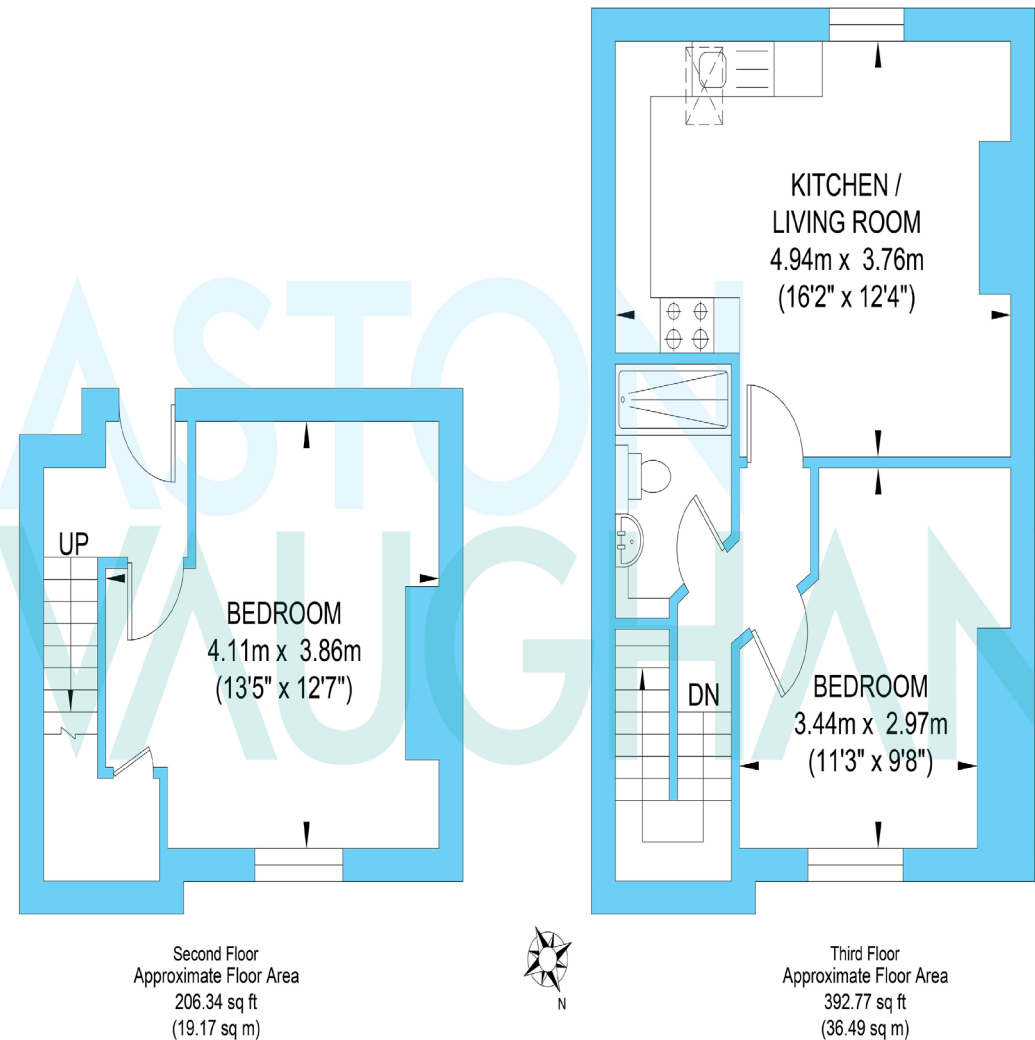
Varndean, Dorothy Stringer

6th forms at BHASVIC, City College, BIMM

Private schools: Brighton College, Brighton & Hove Girls,

Brighton Waldorf

## St James Street



Approx. Gross Internal Floor Area = 55.66 sq m / 599.11 sq ft

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