



Great College Street, BN2

£300,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Great College Street, BN2

1 Bedroom | 1 Bathroom | 538 sq ft | within a short walk of the sea, local shops, the Lanes and Marina |

In a fashionable location just a 2 min 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, this 1 bed, ground floor apartment with a private patio and big, bright rooms is currently a successful holiday let -but also a great first buy. In a charming Victorian terrace on a quiet street which has plentiful local permit parking with no waiting list, inside offers a sociable living dining room, a contemporary kitchen opening to the patio for entertaining, a spacious double bedroom and a contemporary bathroom.

A great package within sought after Kemptown Village, 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, inclusive lifestyle in this sought after conservation area in a chic 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.

Within a well-kept Victorian terrace, this apartment blends gracious classic proportions with a stylish contemporary finish where the hallway and inviting living room have guest friendly floorboards for an easy social flow and plenty of space for friends and family to relax and dine whilst enjoying the sunshine streaming through the south bay and handsome fireplace which the vendors believe to be open, as although they've never used it, it has been swept. So worth investigating, perhaps.





Great College Street

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

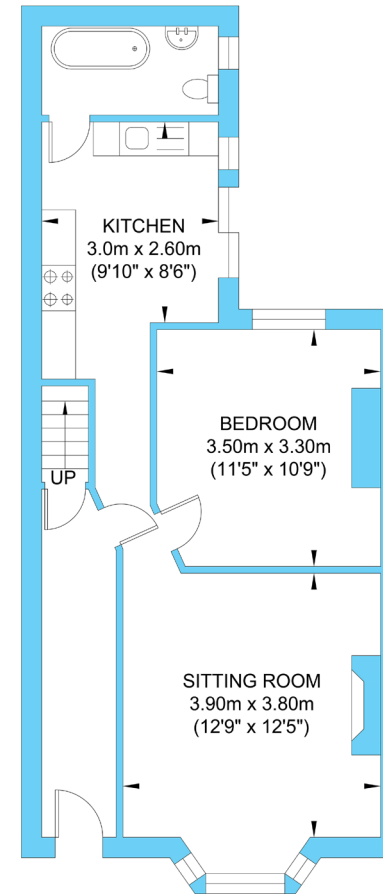
Can buy visitor permits

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)

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