



Rock Grove, BN2

Offers in the region of £700,000

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INTRODUCING

Rock Grove, BN2

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms | Loft room
1032 Sq Ft | Unique, open layout with high ceilings and lightwells

Uniquely spacious with high ceilings and a contemporary, streamlined interior, this two-bedroom townhouse is a hidden gem within Regency Kempdown. While it sits just a short walk from the relaxed café culture of Kemp Town Village, where you'll find boutique shops, artisan eateries – it is also peacefully tucked away on Rock Grove.

Its generous rooms have been modernised with immaculate white walls and rosewood flooring in the main reception room spanning the ground floor, where vaulted ceilings rise through tall light wells creating beautiful lines and shadows within the architecture. There are defined areas for relaxation and formal dining alongside the kitchen which is beautifully appointed with handle-free walnut cabinetry and quality integrated appliances. Space has been left for an American fridge freezer which may be available by separate negotiation. There is space to seat eight or ten at the table, ideal for dinner parties and entertaining in style.





Natural light also filters down from the first floor via the stairwell. Up here, there are two double bedrooms sharing two chic bathrooms. The main bathroom has a shower over a half-bathtub and a basin inset to a vanity unit with storage for toiletries and towels, while the second has a roomy walk-in shower. Both have contemporary finishes and are tiled from floor to ceiling in porcelain stone.





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To the front of the house, the principal bedroom is a generous double with a wall of built-in wardrobes and a southerly aspect, so natural light filters in through Venetian blinds during the day. Bedroom two is another generous double room with a lightwell, and both rooms share a restful palette of calico creams with soft carpet underfoot.

From the landing, a hatch opens to the loft room above which has potential conversion to create an official third bedroom with the addition of a staircase. As it stands, it is ideal as an occasional sleeping area, a workspace or games room, tucked away at the top of the house.





LOCATION GUIDE

Vendor's comments:

"We loved how unique and spacious the house felt when we first viewed it. It is ideal for entertaining, and as a rental property it has been a great investment."

Education:

Primary: Queen's Park Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

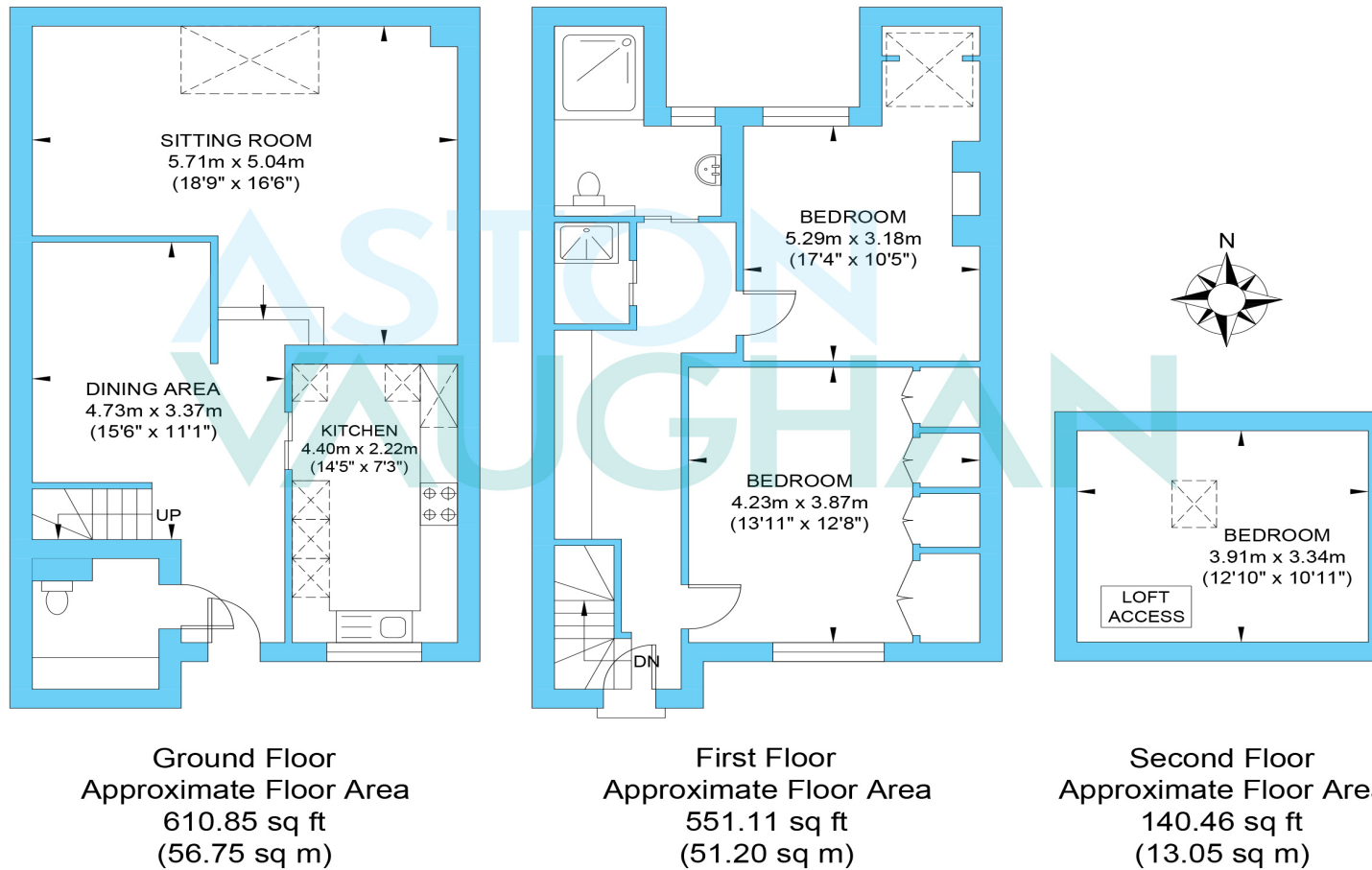
Private: Brighton College, Brighton Prep., Montessori

Good to Know:

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts which are an easy walk from this unique home. The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also close to several bus routes serving the city centre, coast and Brighton Station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far, and permit zone H has no waiting list.



Rock Grove



Approximate Gross Internal Area = 121.0 sq m / 1302.0 sq ft

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