



Reading Road, BN2
Asking Price **£600,000**

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Reading Road, BN2

3 Bedroom | 2 Reception Rooms | 2 Bathroom | 1009 sq ft |

Just a few minutes' walk from both Kemp Town Village and Brighton Marina, this three-bedroom semi-detached house offers excellent value for families or professionals looking to live in a comfortable and attractive home close to the coast. The interior decoration is smart and stylish having been renovated by the current owners, so you can move straight in with ease and parking is free on the drive – a huge bonus in this part of the city where parking comes at a premium.

Set back from the road and elevated slightly, the house feels private from the street and is bathed in natural light from the south. Stepping inside, it is clearly a well-maintained home with walls in a soft neutral palette flowing into each reception room on this floor. First to the right is the sitting room with wood flooring and a wide bay window running across the southerly elevation. This is a naturally warm room due to sunlight and double glazing, but an open fire also brings warmth during winter.

Next door, spanning the rear of the building, the kitchen and dining room are open to one another with clearly defined areas for cooking at the island or formal dining at the table which can spill outside as the weather warms. While the range cooker is freestanding, the other appliances are integrated with the utilities in a separate sunroom adjoining. A chic shower room completes the floor.

Returning inside, carpeted stairs rise to the first floor where there are two beautiful double bedrooms and a roomy single which would allow for a small double bed if need be. These rooms are carpeted with traditional built-in wardrobes in each, and all three enjoy easy access to the family bathroom which has a shower over the bath.

There is scope to extend into the loft space which would add value and additional bedrooms, subject to planning.





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 a short walk from here, now hosting Sea Lanes outdoor swimming pool and nearby is Soho House's 'Brighton Beach House' 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-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.

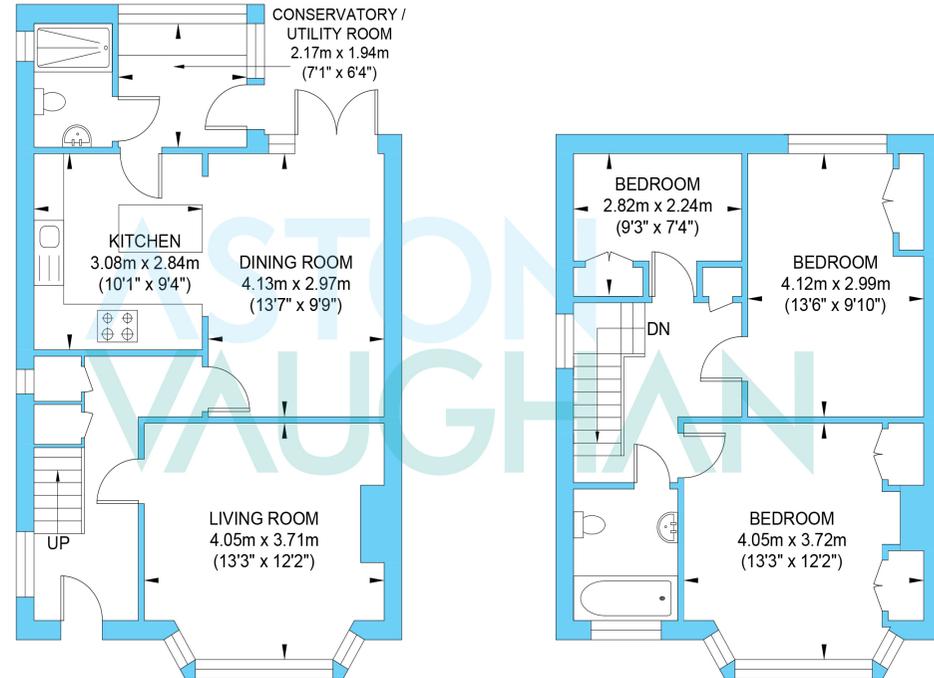
Education:

Primary: Whitehawk Primary, Queen's Park Primary

Secondary: Longhill High School, Cardinal Newman RC

Private: Brighton College and Prep. Roedean

Reading Road



Ground Floor
Approximate Floor Area
538.0 sq ft
(50.0 sq m)



First Floor
Approximate Floor Area
471.0 sq ft
(43.8 sq m)

Approximate Gross Internal Area = 93.8 sq m / 1009.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.