



**P** 9 am - 8 pm  
Permit holders   
or  
Pay by phone  
01273 458458  
or text 85565  
quoting location  
84848  
  
Max stay 4 hours  
No return within  
4 hours

Sudeley Place, BN2

**Guide Price £550,00-£575,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



## INTRODUCING

# Sudeley Place, BN2

2-3 Bedrooms | 2 Reception Rooms | 1 Bathroom |  
929 sq ft | Balcony

Located just minutes from Kemptown Seafront and Eastern Road, this beautiful two double bedroom, Victorian terraced house is incredibly peaceful for somewhere so central. Spread over three floors, it is spacious and naturally light with an east to west aspect for all day sunshine. It is a sociable house with several reception areas inside and out, inviting entertaining, formal dining and dining alfresco on both a sweet patio and a roof terrace facing west to receive the last of the summer sunshine.

Externally, the house bears the archetypal features of the era with multi pane, sash windows and a traditional front door. Stepping inside, it is clearly a beautifully maintained home with solid oak floors and fresh white walls running through the ground floor reception rooms, offering a blank canvas for new owners. Once two rooms, they have since been opened to create one sociable, dual aspect space, leading out to the patio which becomes a natural extension of the home during summer. There is space for relaxation, a workspace or for

formal dining, although there is space to eat and socialise in the kitchen breakfast room downstairs.

Stepping down to the kitchen, there are clearly defined areas for formal dining at the table, or informal dining at the central breakfast bar. The room is completely open allowing space for a sofa, ideal for families or socialising. Modern cabinetry provides a wealth of storage alongside several integrated appliances to include a dishwasher, gas hob and extractor fan, dual ovens and a fridge freezer, so you can move straight in with relative ease.

Returning upstairs, the stone tiled bathroom is on the ground floor level with a shower over the bath, while two double bedrooms sit on the first floor. Both rooms are double with walls of luxuriously spacious built-in wardrobes which maximise their floor space. Bedroom two also enjoys access to the roof terrace which links down via spiral staircase to the ground floor, giving the whole house a circular sense of flow during the warmer seasons.







## OWNER'S THOUGHTS

"This has been an amazing home and rental investment for us over the years. Kemp Town has a unique energy of its own within Brighton. It is diverse and welcoming with a real sense of community, so having the beach on your doorstep is the icing on the cake."

### Education:

Primary: Queens Park Primary School, Middle Street Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

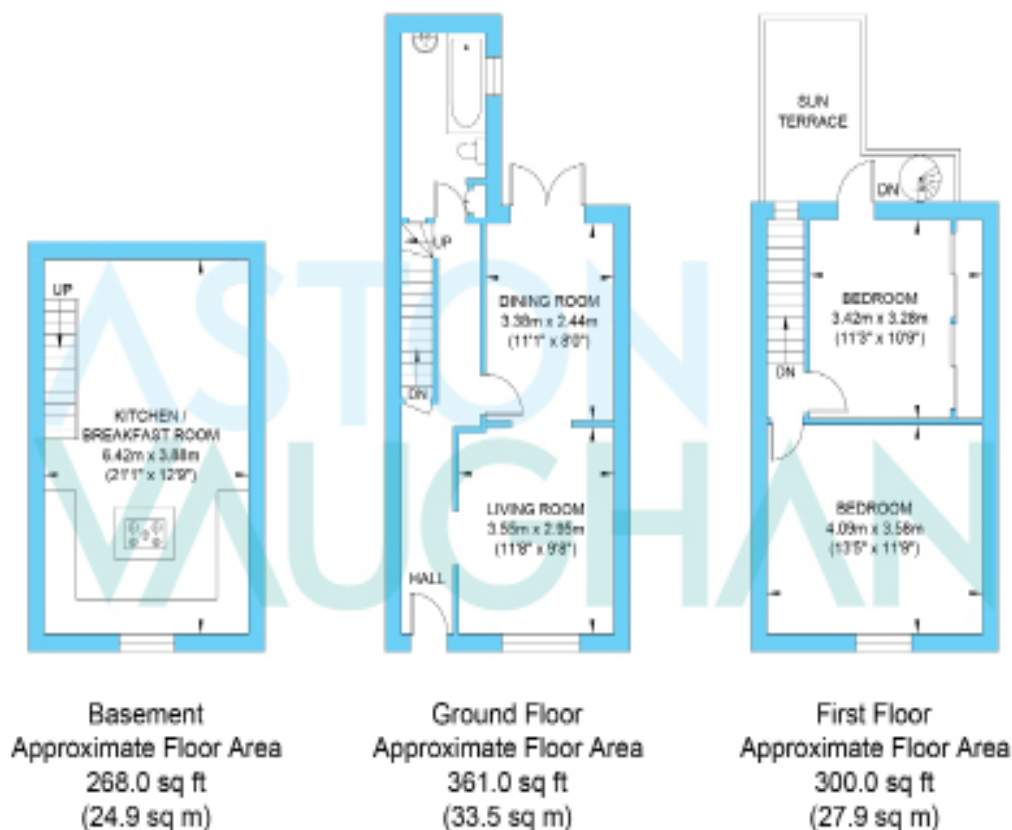
Private: Brighton College and Prep, Montessori School

### Good to Know:

The relaxed culture of Kemp Town Village is just moments around the corner from this unique home. Here you'll find delicatessens, restaurants, foodie pubs and cafes, alongside boutique and vintage shops. The beach is on your doorstep and is quieter this side east of the pier. Sea Lanes outdoor swimming pool is. Open all year round and Soho House's Brighton Beach House has opened within walking distance of this property. It also sits within minutes of The Amex Business Centre, Law Courts and the RSC Hospital as well as the historic heart of the city where you'll find theatres, museums and the bohemian North Laine Shopping District.

Brighton Station is 30 minutes on foot (10-minute cycle) or a short bus ride away, with its fast service to Gatwick and London, and there's no waiting list for this parking zone. With flexible living spaces, beautiful features and a fantastic coastal location, this property will appeal to families, investors and professionals alike.

## Sudeley Place



Approximate Gross Internal Area = 86.3 sq m / 929.0 sq ft

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