



Vine Street, BN1

Offers Over £650,000

**ASTON  
VAUGHAN**

Sales and Lettings

## INTRODUCING

# Vine Street, BN1

3 Bedrooms | 1 Reception Room | 1-2 Bathrooms | 1083 sq ft

Set in the cultural heart of Brighton, just a few minutes from Brighton Station within the fashionable North Laine District, this well presented three-bedroom townhouse is a gem in the city. It forms part of a modern terrace tucked away on a quiet road close to the Old Steine and within easy walking distance of the city centre shops. Uniquely within this location, these homes were built with integrated garages which is a huge bonus as parking is expensive and hard to come by in the North Laine with waiting lists for permits and no guarantee of a nearby space when you have one.

Externally the house bears architectural features from the Mid-Century with timber cladding and ample glazing, but they are believed to be a later build. This style is having a revival at present, so it's on trend for new owners.

Stepping inside, the styling continues in the entrance hall with cool metro brick floor tiles leading down a few steps to the shower room, utility room and access to the garage. Turning stairs then rise to the first floor where the generous kitchen links through to the living room, although the two can be separated by double doors when needed. Wood flooring in the living area makes way for vinyl in the kitchen where there is space for a kitchen

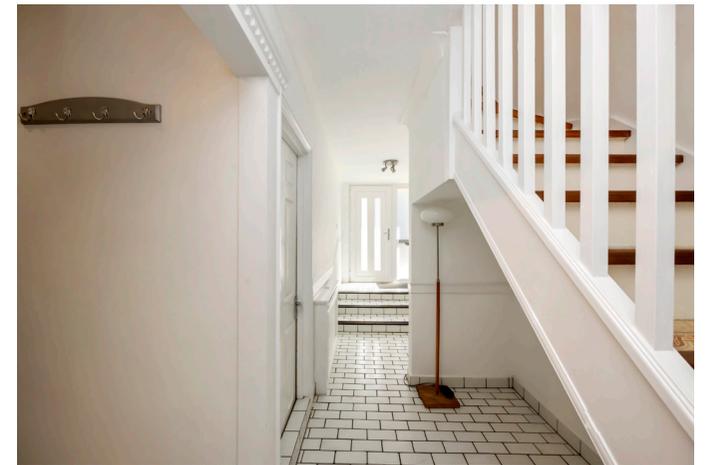
table. White country-style cabinets provide plenty of storage around an integrated oven and hob, leaving space for an under-counter fridge freezer. It is a perfectly functional space, yet it is here where you can add value with modernisation.

Next door, bedroom one shares the same aspect as the living room, looking out over the quiet street. While it is a slim room, it would house a small double bed, or it would be ideal as a home office.

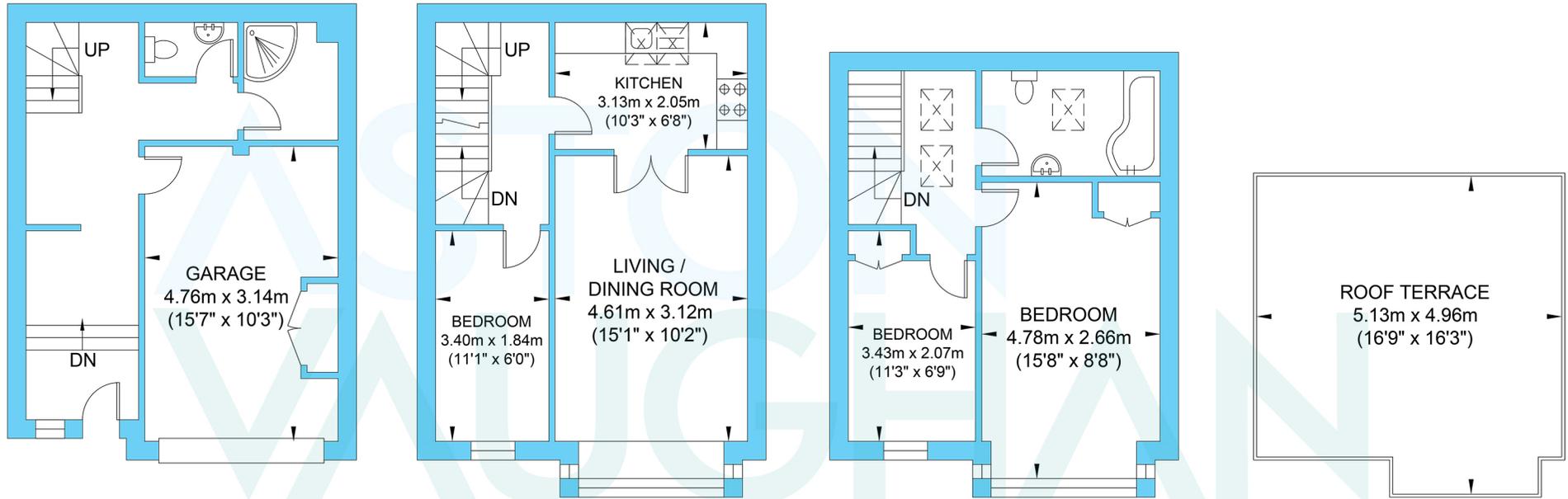
Elevated higher on the second floor there are two further double bedrooms, both sharing the same wood floors as the rooms below, although painted white to brighten each space. The principal room has built-in wardrobes to maximise the floor space, and both share easy access to the bathroom which is classic in white with a rainfall shower over the bath.

While many properties in this area lack outside space, this one benefits greatly from a sizable roof terrace from which you can sit under the sun or stars, listening to the hubbub of this vibrant city. There is space for dining alfresco and entertaining friends with Brighton's landmarks old and new shaping the landscape below open skies.





# Vine Street



Ground Floor  
 Approximate Floor Area  
 361.88 sq ft  
 (33.62 sq m)

First Floor  
 Approximate Floor Area  
 383.73 sq ft  
 (35.65 sq m)

Second Floor  
 Approximate Floor Area  
 337.44 sq ft  
 (31.35 sq m)

Roof Terrace  
 Approximate Floor Area  
 261.67 sq ft  
 (24.31 sq m)



Approximate Gross Internal Area (Including Garage / Excluding Roof Terrace) = 100.62 sq m / 1083.06 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.