



H&N

Great College Street

Brighton, BN2 1HJ

Guide Price £575,000 to £600,000

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& NEWSOM

EST. 1990





# Great College Street, Brighton, BN2 1HJ

Steeped in character, this property is beautifully styled throughout with a considered blend of period features and modern fixtures and fittings with original decorative corning's and vintage style column radiators. A rich and moody colour palette creates a warm and inviting space internally, whilst the 'inside outside' verandaed garden is perfectly framed with mature creepers, pot plants and vibrant murals.

Presented in excellent order, the property comprises a dual aspect through living/dining room with contemporary yet classic kitchen, two double bedrooms and a spacious, Victorian style family bathroom.

Furthermore, the property has the potential to extend subject to necessary consents.

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## Location

Great College Street is located in the very heart of Kemp Town Village, just moments away from the seafront and the bustling café culture of St George's Road. Kemptown offers an array of independent shops, cafes, vintage & antiques stores, restaurants and bars, and the amenities of St. James's Street and Edward Street are all close by. Regular buses service afford access to all parts of Brighton and Hove, its surrounding areas and up to Devils Dyke.

Brighton train station is approximately a mile and half in distance, with its direct links to London for those that need to commute.

Well regarded nursery, primary and secondary schools service the area, including Brighton College, as do open green space like Queens Park.

## Accommodation

Approached via a newly enclosed front garden with timeless spearhead railings and period style tiling, the timber front door brings you into the entrance vestibule and hallway in turn.

You'll immediately notice the tasteful care and attention to detail and décor that flows throughout the house; the high ceilings and decorative corning's frame its considered colour palettes.

The ground floor accommodation flows beautifully with a through living dining room that enjoys a dual aspect,

fitted library shelving and decorative fireplaces. The kitchen is classic and contemporary in design with forest green units, Corian work surface, marble herringbone splash and integrated appliances.

To the first floor both bedrooms are spacious doubles with sash windows and built in alcove cabinetry, and the opulent family bathroom in dark moody shades with Victorian suite, is a beautifully designed relaxing space.

## Garden

A real inside outside space, the enclosed courtyard is verandaed and very well planned with an array of creepers and potted plants to create a real sanctuary. Vibrant wall murals provide a wonderful outlook to both levels of the house.

## Additional information

EPC rating: D

Internal measurement: 93 Square metres / 1,001 Square feet

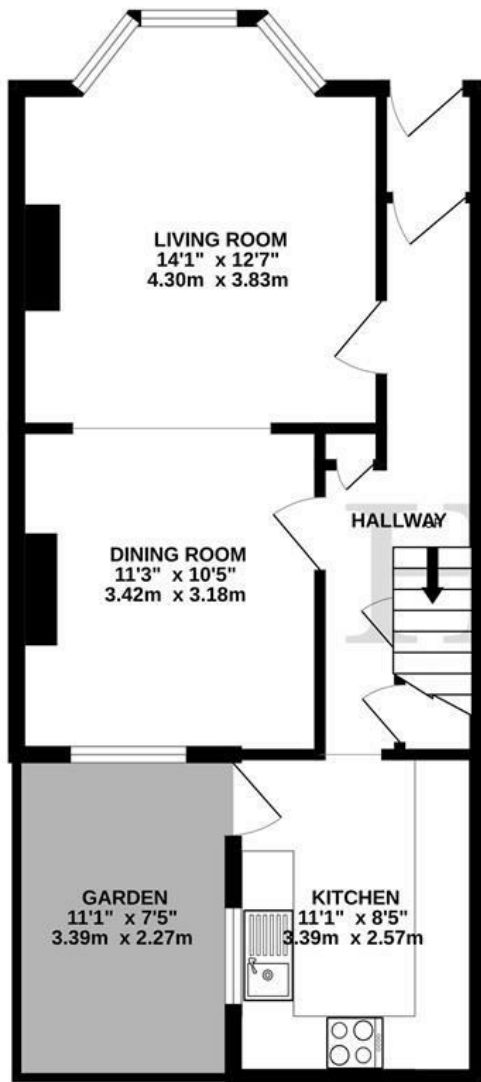
Tenure: Freehold

Council tax Band: C

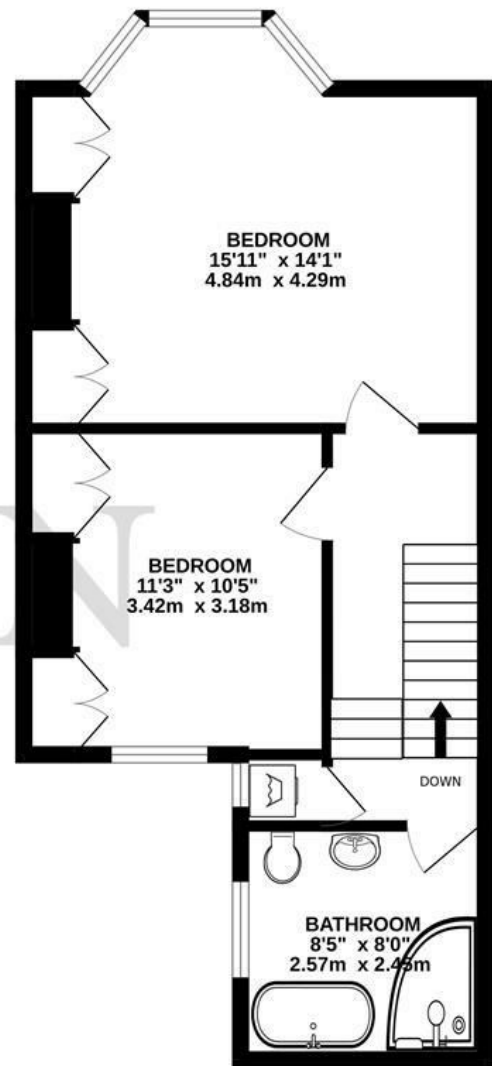




GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.

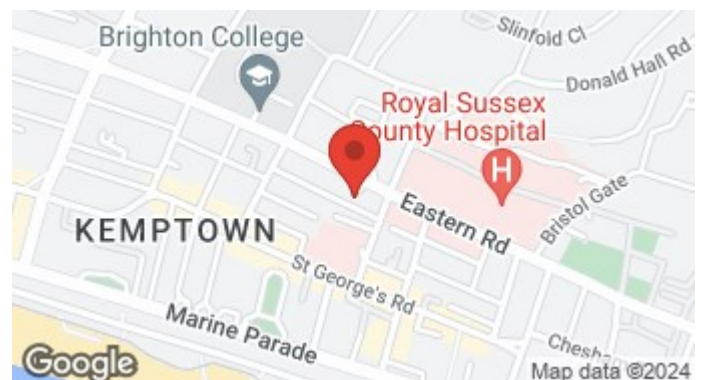


1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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HEALY  
& NEWSOM

EST. 1990

19 Richardson Road  
Brighton & Hove  
East Sussex BN3 5RB

01273 746674  
hove@healynewsom.co.uk  
www.healynewsom.co.uk

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