



ASTON
VAUGHAN

Margaret Street, Brighton BN2

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Sales and Lettings

INTRODUCING

Margaret Street, Brighton BN2

2 Bedrooms | 1 Bathrooms | 1 Living Room | 732 Sq Ft |
Kemp Town Area

A 2 bedroom historic beauty with the sea at one end of this fashionable Kemp Town lane and the boho shops, bars and restaurants of St James's Street at the other (which hosts Pride), this charming, chain free cottage with a west facing roof terrace and private patio has been transformed into a light and spacious luxe retreat 10 mins by bus – 8 by cab-from the station serving Gatwick and London. Ideal as a home, lock up and leave or investment, inside has a social flow and contemporary finish with an option to buy the property fully furnished, subject to sep neg. Both bedrooms are private doubles, stylishly presented which don't share a wall, and it's a great location within walking distance of a choice of venues to suit your mood from clubs and beach bars to the Royal Pavilion surrounded by internationally acclaimed arts venues and chic, picturesque Lanes.

- Chic location between sea & St James's Street
- 2 bed luxe cottage retreat
- West roof terrace, private patio
- No chain, fully furnished an option s.t.neg
- Permit parking, no list
- Cool home or great investment for professional rental/holidays
- 10mins from Brighton Station

"There is something for everyone in this great location which is a natural place for friends to meet especially during summer, when after a night out you can pick up a fresh coffee and newly baked pastries from the local cafés and walk down to the beach for a picnic." Vendors comments

Cottage by name but not by nature, this bright, spacious home is on a pretty historic lane with a mix of fisherman cottages, artisan and middle- class dwellings. With plenty of kerb appeal and a side gate to the private patio for parties (and bike storage), inside the stylish living room is sleek and contemporary, ideal for a sophisticated lifestyle by the sea and the streamlined kitchen is fully fitted with a designer finish.

A sculptural, spiral staircase rises to the first floor, which in effect forms a glamorous principal suite with access to the west facing roof terrace, which has space for a table and chairs where the slightly unconventional, but not unusual approach in these historic properties is through double doors from the bathroom. At the front, the spacious principal room of 4.0m x 3.1m (13'1 x 10'2) has style as well as oblique sea views. Up at the top, the guest room is a perfect, private eyrie, looking east for the morning sun.



LOCATION GUIDE

Good to Know

Shops: St James's Street 1 minute, Lanes 5 minute walk

Train Station: 10-15 by bus, 20 to walk

Seafront or Park: Seafront 1 min, Victoria Gardens 5 mins

Employers: Brighton College, County Hospital, Amex, Legal Centre within 15 min walk

Education

Primary: Middle Street

Secondary: Varndean, Dorothy Stringer

Sixth Form: Varndean, BIMM, MET BHASVIC

Private: Brighton College, Brighton Waldorf

This charming property is in a glamorous location within minutes of fashionable shopping, restaurants, clubs, cinemas theatres- and the beach. Conveniently located for the university, art colleges, Amex and hospitals it is surrounded by parks and gardens which provide cool green spaces and also host events in our city festivals. Close to the commercial districts and cultural heart of the city, the whole of Brighton and Hove is easy to reach on foot, by bus or by car and the station with its fast links to Gatwick Airport and London is a 10-15 minute bus ride if you don't want to walk.

