

FREEHOLD



House - Terraced (EPC Rating:)

7 ST. MARKS STREET, BRIGHTON, BN2 5JH

Offers In Excess Of

£540,000

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom House - Terraced located in Brighton

Fashionably located in Kemptown Village and just 4 mins walk from the beach this luxury 4 bed house with a roof terrace and designer finish is surrounded by chic cafés, bars and restaurants, and it's just 10 mins drive from Brighton Station's direct trains to Gatwick and London and under 10 by cab (or a wonderful stroll along the promenade) from the Royal Pavilion and its famous Lanes. A popular holiday rental spanning 98.93m² (1064.87 sq. ft.) it's also great for professionals and families as the County Hospital, Brighton College and Amex are within walking distance. All 4 beds are double rooms, the bathroom and the shower room are stylish whilst the fabulous, vaulted first floor living dining room and kitchen opens to the roof terrace. A prime location between the pier and Brighton Marina with local bus routes, there is also easy access to the National Park.

- Luxury 4 bed house
- Roof Terrace
- Kemptown Village
- Vaulted open plan lifestyle
- Parking Permit H, no list
- Council Tax Band C

Enjoy a social, coastal lifestyle in this private house in a sought after street just a few minutes from the seafront where nearby beaches have coffee houses, bars, yoga studios and a new Lido. Private and secure with a pedestrian gated entrance it is also surprisingly quiet.

Inside the house has been re-modelled to a very high standard and the ground floor delivers two beautiful double bedrooms and a chic shower room.

On the first floor, a stylish open plan living dining room/kitchen is vaulted with 5.9 x 5.5m (19'4 x 18'0) to spread into. With plenty of historic character it has exposed brick, oak flooring and glorious oak beams whilst the kitchen area is skilfully planned and good to go with high spec contemporary appliances tucked away behind a peninsular unit. Designed for easy entertaining, glazed doors lead to a glamorous terrace large enough for table and chairs.

Tucked away, the principal bedroom on this floor has a fitted wardrobe and a skylight so you can dream unseen beneath the stars. En-suite, the bathroom could have stepped out of a glossy magazine with designer wallpaper and a shower above the bath.

Secret and secluded at the top of a fantastic spiral staircase, the mezzanine room is calm, and ready to move into with under eave storage.

Council Tax; C
EPC: D

Vendor's Comments:

"This is an ideal spot to have a full time home or a base for holidays with something for everyone of any age from the boat trips, cinemas and waterfront restaurants of the Marina to vibrant central clubs or plays at the Theatre Royal. Local buses take you into or out of the city if you don't want to walk to the Lanes or East Brighton Park which leads to open countryside, and inside the house is big enough to entertain in style. Currently a popular B&B, figures are available upon request."

Good to Know:

Kemptown Village 1 min
Beach 4 mins walk
The Lanes 20-25 min walk, 7ish by cab
Brighton Station 15-20 by bus
Seafront 4 mins walk, East Brighton Park 2 by car

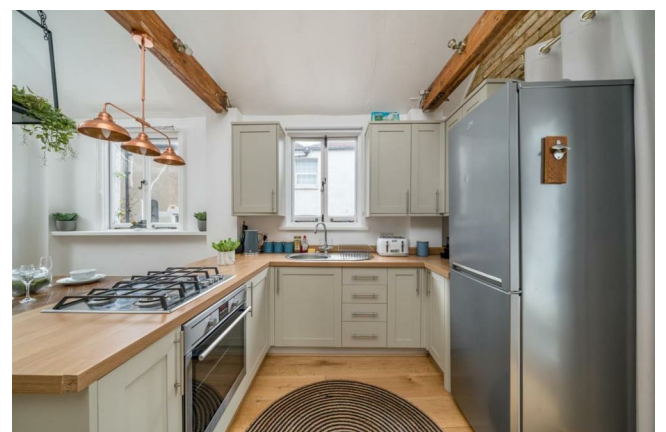
Education:

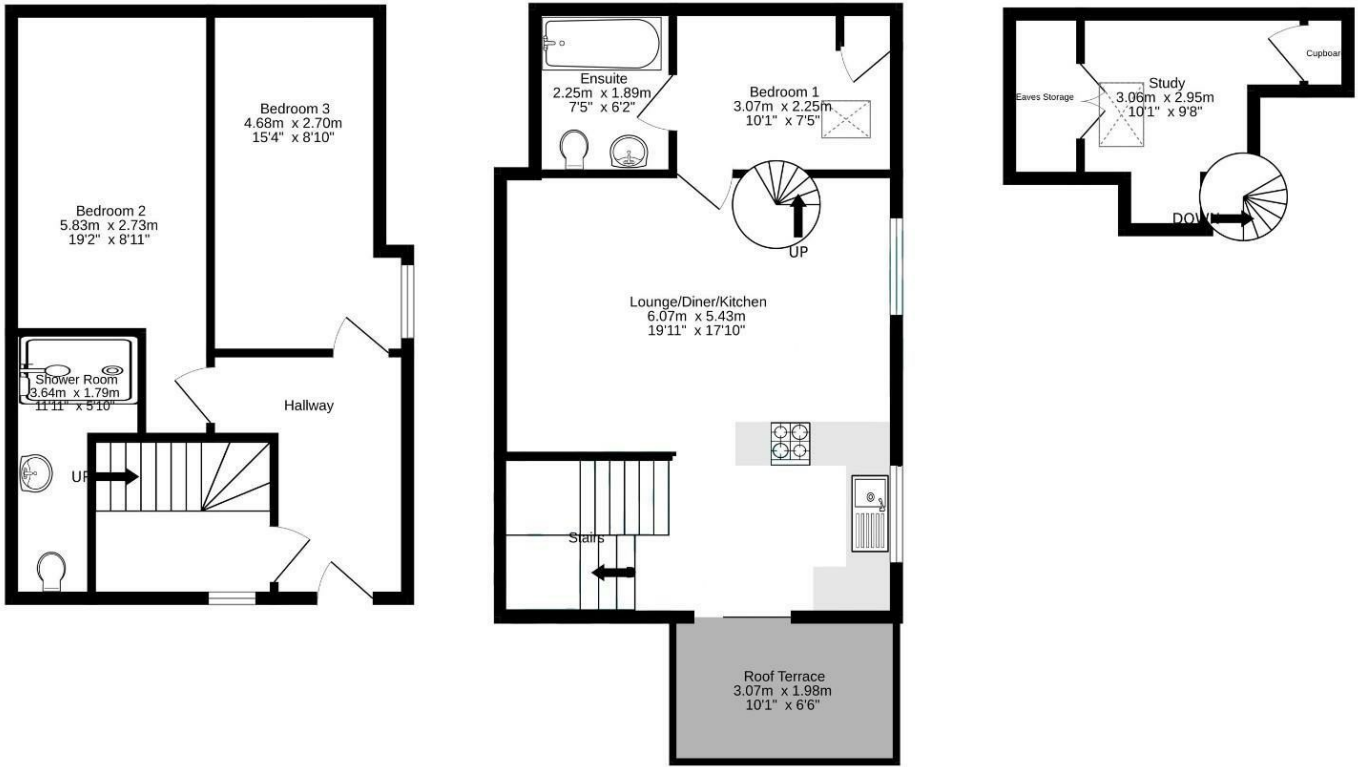
St Mark's, St Luke's, Queen's Park Primary
Varndean High or Dorothy Stringer
Varndean 6th Form College, BIMM, MET
Private Schools: Brighton College, Brighton Waldorf, Roedean

Known for its bohemian atmosphere, specialist shops and a farmer's market as well as having a Co-Op, a post office and a chemist, Kemptown Village is a sought after location by the sea. Its beaches are not yet discovered by crowds of tourists but have seafront bars, a lido, yoga studios, volleyball courts and Concord II, and both the marina and the pier are a stroll. Favoured by local professionals the hospital,



law centres and Amex are nearby and the theatres and Lanes at Brighton's historic heart are also within walking distance, either along the seafront or St James' Street – which also hosts Pride. Although there's no list for permit parking, you're not tied to a car as buses go into the city and the station or out along the coast to the National Park.





TOTAL FLOOR AREA : 96.2 sq.m. (1036 sq.ft.) 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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Council Tax Band

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Energy Performance Graph

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.