

LEASEHOLD



Apartment (EPC Rating: D)

**36A OVER STREET, BRIGHTON, BN1 4EE**

Guide Price

**£300,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 2 Bedroom Apartment located in Brighton

\* Guide Price £300,000 - £325,000 \*

Set in the cultural heart of Brighton, less than 3-minutes on foot from Brighton Station, this deceptively spacious two-bedroom maisonette is ideal for creatives, professionals and commuters who love the energy of this vibrant coastal city.

- 2 DOUBLE bedroom maisonette in Brighton's fashionable North Laine
- 3-minutes from Brighton Station
- Creative and cultural heart of the city
- Rear patio garden
- Walking distance to the beach
- Potential to add value with modernisation.
- Excellent school catchment

It is brimming with potential to add value in such a sought-after location as its well-proportioned rooms are versatile, bearing some original period features. It also boasts access to a sweet east facing patio garden – although the beach is on your doorstep as are the green spaces of The Steine and Pavilion Gardens.

Over Street is nicely tucked away from the main shopping thoroughfares in the area while remaining conveniently close. The properties here are quintessential of the Victorian era with canted bay sash windows and classic plasterwork decoration. The exterior of this house is fresh and modern in white, with grey for the ground floor which visually delineates the two properties in this building.

Entering on the ground floor, your door from the communal hallway opens directly to the living room which has ample space for comfortable furnishings and is freshly painted in white with a mid-grey feature wall around the original fireplace which complements the carpet. A tall sash bay window rises to the high ceiling, bringing in natural light from the west, providing the perfect spot for a small dining table looking out over the quiet street.

The kitchen is easily accessible from here and has

been well designed for the galley space to include plenty of storage and worktop areas to prepare a meal. While the gas hob and fan oven are integrated, space has been left for a freestanding undercounter fridge and a washing machine, while the gas central heating boiler is wall mounted.

Also on the ground floor, the bathroom is classic in white with a shower over the bath. Both the kitchen and bathroom are areas where new owners can put their own stamp on the place with some modernisation to add value.

Outside, the garden is a sweet space to sit outside in the morning sun. It is perfectly low maintenance, ideal for the busy modern lifestyle, but equally, it would be possible to grow potted or climbing plants and herbs which would add colour and scent to the space, forming a lovely backdrop to the kitchen.

Stairs lead down to the bedrooms which are equal size double rooms, ideal if sharing or for those looking for a home office/art studio/workspace. The front bedroom benefits from a deep storage cupboard, but both rooms can house a king size bed and freestanding furnishings without compromising on floor space.

EPC: D  
Council Tax: C

#### Vendor's Comments:

"This has been a hugely successful rental and investment for us over the years as it works well for both professionals working in the city and commuters due to the excellent location with transport links and so much to enjoy within easy walking distance."



**Education:**

Primary: Middle Street Primary  
Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC  
Private: Brighton College, Windlesham Prep

**Good to Know:**

Ideal for commuters and busy city lovers, this spacious home is in a popular, historical location in a quiet street within the famously chic North Laine. Here, you can enjoy the innumerable boutiques, restaurants, clubs, cinemas and theatres on foot. It's also conveniently located for parks that provide cool green spaces and host numerous arts events all year round. For those who love the outdoors, the beach, surrounding Downland and cosmopolitan Marina- with waterfront restaurants- are easy to reach, and for commuters, the station serving Gatwick (23 mins) and London (55 mins) is around the corner, and there's quick access to the A23/A27.



# Over Street



Basement  
Approximate Floor Area  
309.35 sq ft  
(28.74 sq m)

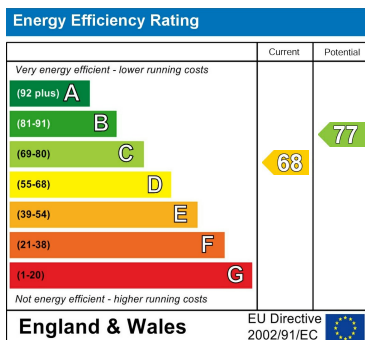
Ground Floor  
Approximate Floor Area  
249.50 sq ft  
(23.18 sq m)

Approximate Gross Internal Area = 51.92 sq m / 558.86 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

**D**

Energy Performance Graph



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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.