



Bristol Gardens, Brighton, BN2
£575,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Bristol Gardens, BN2

2 Bedrooms | 2 Bathrooms | 1 Living Room
919 Sq Ft | Kemptown

This immaculately presented two bedroom house located in a gated mews with allocated parking is just 10 minutes' walk from Kemptown village and the sea. The spacious ground floor folds open to a fabulous south facing garden whilst on the first floor, both bedrooms are unusually private as they are not overlooked - and with two bathrooms on this floor, 1 en suite- you don't have to share. This small development completed in 2015 is near a park with a choice of local schools and a stroll takes you to the cosmopolitan waterfront restaurants of the Marina or relaxed café culture of Kemptown. Ideal for professionals or investors there are regular buses to the city and the station serving Gatwick and London, and the international shopping, bistros and art venues of our legendary coastal resort are just 5 minutes' by cab.

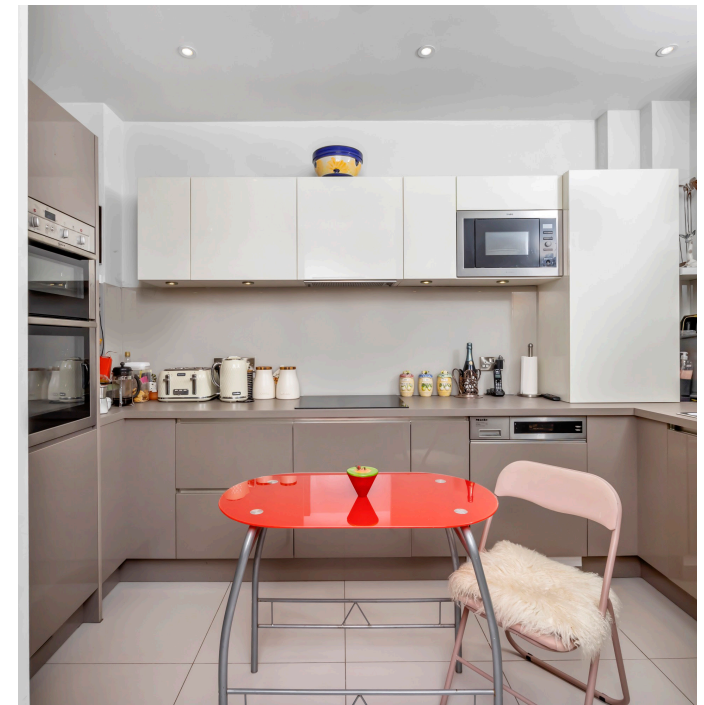
Tucked privately away behind impressive gates in a quiet corner of Kemptown, strong clean lines and high spec energy efficient windows make this an attractive and welcoming home with a lit entrance, and inside, the sleek hallway boasts oak flooring, high ceiling and guest cloakroom tucked away.

To the right, the Angela Cheung kitchen has streamlined units with advanced internal organisation. With basalt working surfaces and a choice of lighting levels, the designer finish includes high spec appliances. Beautifully planned, everything flows from the central touch induction hob and hood. The combi and fan ovens are at eye level to avoid awkward bending and lifting, and an AEG microwave, Miele washing machine and Indesit fridge and freezer are also integrated, so you are good to go.

Designed to share with family and friends, the glamorous living room spans the whole of the back of the house and is perfect for entertaining with southerly doors opening to the beautiful walled garden, ideal for a summertime al fresco lifestyle. Natural materials combine with light colour tones to keep the feel current and the focus on the seamless in/out flow, whilst a choice of lighting level adds ambience to this inviting space.

Outside is paved for ease of maintenance and there's plenty of space to enjoy with lighting already in place. Raised beds are exotically planted for all year interest, and a gate for bikes also leads out to your allocated parking space.

Going in, the attention to detail even extends to the staircase of oak and glass with inset LED lighting, which leads to a hushed landing with another large cupboard for storage – which discreetly feature throughout this home. Ahead, guests will love the double bedroom at the front of the house which is waiting for their arrival with a chic en suite shower room, double wardrobe, deep cupboard for bags and tasteful decoration. Looking over the garden with open views the principle bedroom is not overlooked either, and quiet and comfortable with elegant décor, touches of luxury include a double closet and dimmer switches, so you won't want to change a thing.





LOCATION GUIDE

Good to Know

Shops: Village shops on the doorstep, St James's Street 5 Georgian Lanes 15 on foot

Train Station: Trains 15 minutes by bus, 25 on foot

Seafront or Park: Seafront 3 mins Queen's Park 5 mins

Education

Primary: St Mark's

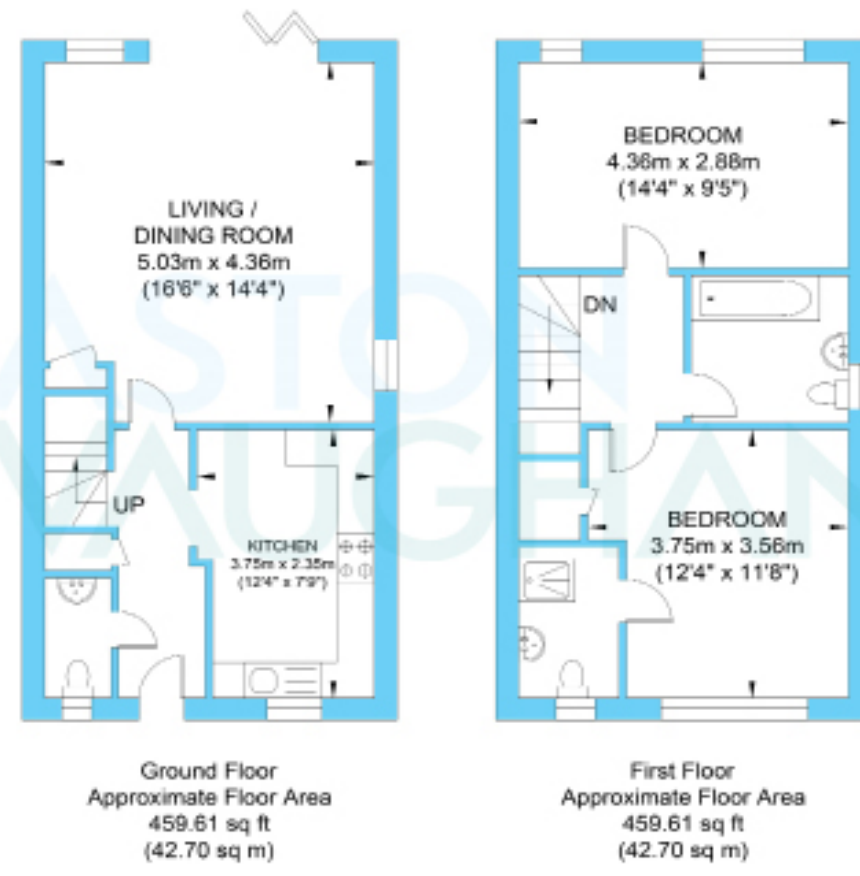
Secondary: Dorothy Stringer, Varndean

Sixth Form: Varndean 6th Form College, BIMM, MET, BHASVIC

Private: Brighton Waldorf, Brighton College, Roedean

Ideal for commuters, city lovers and water babies this glamorous home is in a sought-after location with friendly local shops and just minutes from the waterfront shopping, restaurants and cinemas of the Marina and the beach. With a park, golf course and South Downs nearby, a healthy lifestyle beckons and there is a regular bus service that runs past the hospital and Brighton College to the station, along the coast and to the universities. The cultural heart of the city and famous bistros and designer boutiques of the Lanes are 5 minutes by cab and for those who need to commute by car, access to the A23/A27 is swift and H zone has no waiting list for permits.

Bristol Gardens



Approximate Gross Internal Area = 85.40 sq m / 919.23 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.