



Steine Street, BN2

£250,000

**ASTON  
VAUGHAN**  
Sales and Lettings



## INTRODUCING

# Steine Street, BN2

1 Bedroom | 1 Bathroom | Prime central location  
517 sq ft | Great transport links | Close to The Lanes

A great opportunity to get on the property or investment ladder, this spacious 1 bed 1st floor flat is in a fabulous historic building tucked away on a 1 way lane from St James's Street – on the Pride route – to the seafront. Priced to sell 3 mins walk from the Pier, famous arts venues and the historic Lanes which cluster around the Royal Pavilion, this private eyrie is in a prime spot with 48.05m<sup>2</sup> (517.20 sq. ft.) of bright, spacious rooms to enjoy and Brighton Station's direct trains to Gatwick and London 7 minutes by cab, 10 by bus or 15 on foot.

Chic and central, now is the time to buy this fabulous apartment in an exclusive location high above a one way street quietly tucked away from the one way system of Valley Gardens and Old Steine. A beautiful historic building with architectural detail in a street where building began in 1776, it has a grand entrance and inside new life breathes through this sensitively converted building which retains the character of the property but also keeping 21st century comfort, privacy and security in mind.

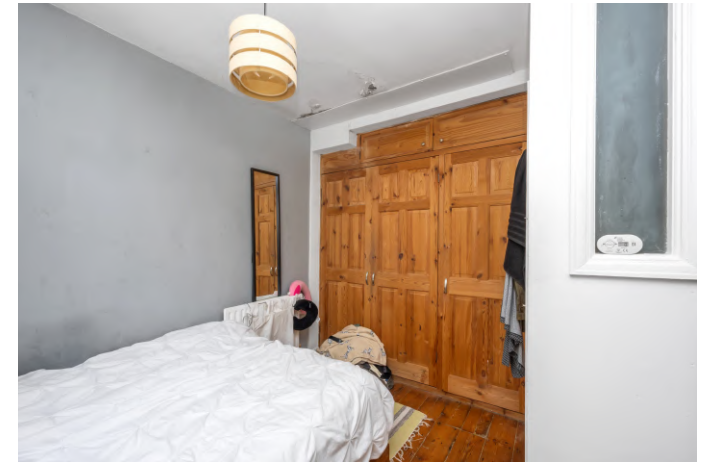
Inside this apartment, you leave any stresses of the day behind in a hushed hallway with an unusually large cupboard – and it's worth noting that storage is available in every room. Ahead, the light and airy living dining room has a practical 5.0m x 4.8m (16'4 x 15'8) which provides plenty of opportunity to create areas for rest, work or play. With beautiful proportions, this restful retreat has a large bay looking down St James's Street to the fountains and war memorial of the Old Steine, and there is an ornamental fireplace in classic style to enjoy.

Ideal for entertaining, the kitchen area is sociable but tucked away in its own space, it does not dominate the living area. Skilfully planned with generous, custom coloured storage and practical, solid wood working surfaces, everything flows from the electric touch hob and oven beneath a hood.

Central to the apartment, the modern bathroom is a private refuge with a shower above the bath and a cabinet beneath the hand basin. Next door, high above the one way lane, the double bedroom is a classic with a wood floor and high ceiling, and it has a comfortable 3.81 x 3.08m (12'6 x 10'1) to relax in.







## OWNER'S THOUGHTS

"You can dive into – or out of- Brighton's famous lifestyle in this spacious apartment in a great position with the sea, world famous shops, restaurants and bars on the doorstep and the Dome, Corn Exchange and Theatre Royal all a scenic stroll through the Steine Gardens to the gardens of the Royal Pavilion, which are also popular for lunch in the sun."

## LOCATION GUIDE

Shops: St James's Street 1 min walk, Pavilion, Georgian Lanes and North Laine 3

Station: 10 minutes by bus 15 on foot

Seafront or park: Seafront 1 min, Old Steine Gardens 1 min walk

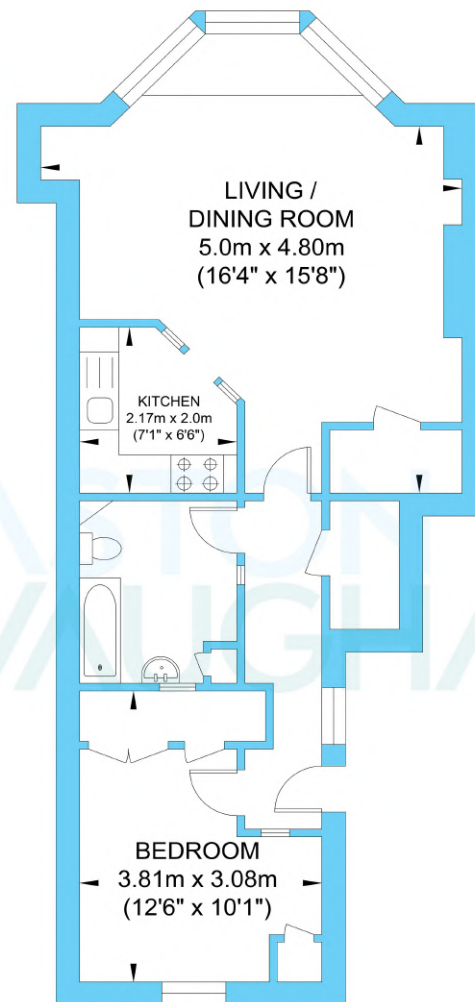
## Education:

Primary: Middle Street, Queen's Park

Secondary: Varndean or Dorothy Stringer

Private: Brighton College and Prep, Roedean

Moments from the seafront with beach bars, cafes and restaurants to explore with views along the lane to the pier every time you leave the building, this fantastic central location with a holiday feel is also within a short stroll of fashionable shopping, restaurants, clubs, cinemas and theatres. Conveniently located for major employers - the Law Courts, Police Station, Amex and the hospitals- it is surrounded by parks and gardens which provide inviting green spaces and host events in our numerous festivals. Close to the Lanes at the cultural heart of the city, the whole of Brighton and Hove is easy to reach and the station with its fast trains to the airports and London is a 10-15 minute walk-past more cafes, shops and restaurants- or 7 mins by cab.



First Floor  
Approximate Floor Area  
517.20 sq ft  
(48.05 sq m)

Approximate Gross Internal Area = 48.05 sq m / 517.20 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.