



Charlotte Street, BN2  
Offers Over £340,000

**ASTON  
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Sales and Lettings

## INTRODUCING

# Charlotte Street, BN2

2 Bedrooms | 1 Bathroom | Ground Floor  
518 sq ft | Sea Lanes outdoor pool & Soho House nearby  
Excellent transport links | Kempdown area

Spanning the entire ground floor of an elegant Victorian townhouse in Brighton's fashionable Kempdown district, this stylish two-bedroom flat feels peaceful and is filled with natural light from east to west. It has been redecorated throughout using a contemporary palette, alongside oak flooring and streamlined fixtures and fittings, so you can move straight in or let it out immediately with ease.

You can see the sea at the end of the road from the main front door which opens to a neat communal hallway and your door clearly numbered to the right. Stepping inside, it is clear the space has been designed by those with a respect for period properties and an eye for interiors, creating a space which is both fun and homely. Originally a Victorian townhouse, the flat enjoys the high ceilings of the era and has retained its sash windows and architraves which add character to the space.

The eye is immediately drawn to the living room which spans the front of the house allowing ample space for relaxation and formal dining at a table within the bay, so you can see the sea as you eat. Tucked away

behind a peninsular island, the streamlined kitchen is sociable but does not dominate the whole room and integrated appliances include a touch induction hob, electric oven and a hood to ensure the room remains fragrant. A choice of lighting level brings atmosphere to the space depending on the mood, while white walls and blonde wood flooring serve to naturally brighten the room.

Both bedrooms are beautifully appointed with crisp white walls, spotlights and ample space for either freestanding or built-in wardrobes. Either room would work as the principal room as they have additional space for working from home, if need be, and both share easy access to the bathroom. Lined in marbled tiling, this chic space is ready to go with a roomy shower cubicle and gleaming white sanitaryware.





## OWNER'S THOUGHTS

"Kemptown has an amazing energy that sets it apart from other locations. There is a real sense of community here and the local cafés, bars and restaurants are all very friendly. New Steine Gardens is a popular spot for lunchtime sandwiches and nearby, Queen's Park has tennis courts a pond and café, so you won't feel isolated if you are new to Brighton."

## LOCATION GUIDE

Shops: Kemp Town Village 2 minutes

Station: Brighton mainline 15 minutes by bus

Seafront or park: Seafront 60 seconds walk, Queen's Park 10 minute walk

## Education:

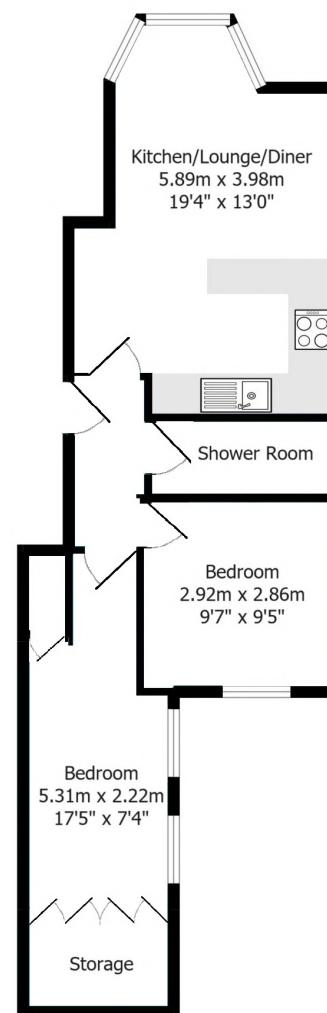
Primary: Queen's Park Primary

Secondary: Varndean or Dorothy Stringer

Private: Brighton College and Prep, Roedean

Brighton is famous for its relaxed, café culture and there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this period property. The beach is opposite, and it is just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinema, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It is also close to several bus routes serving the city centre, coast and Brighton Station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far and permit zone C has no waiting list.

Ground Floor  
48.1 sq.m. (518 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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