



Rugby Place, BN2

£300,000 - £325,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Rugby Place, BN2

3 Bedrooms | 1 Bathroom | 1 Reception Room
692 sq ft | Own Private Entrance

This bright 3 bed maisonette is in a great location on a sought after, no through road close to the sea, local shops and a park. 12 mins walk from the county hospital, inside this attractive period property has 64.38m² (692.98 sq. ft.) to play with and an attic to explore subject to consents. Homes in this pretty terrace are a rare find and attract professionals, families and investors with both the picturesque Lanes and station serving the airports and London a 7-10 minute cab ride.

This is a great place to be with local shops around the corner, the beach and a park which leads to Downland just 5 mins walk, and the hospital only 10-15 on foot – and the street is a quiet cul de sac with a friendly community as once found, people tend to stay. Outside, this late Victorian/ early Edwardian property has charm with original patterned brickwork, box bays and iron railings. Inside is instantly inviting with generous proportions and a bright hallway with a cheerful east west orientation.

At the front of the house, the living room is a restful retreat with a high ceiling, 3.66 x 3.59m (12'0 x 11'9) to enjoy and a box bay which is waiting for a window seat where you can bathe in the afternoon sunshine. Next door (and some neighbours have knocked these ground floor rooms through etc..) the kitchen is a little dated but its bright with a practical layout and the boiler looks fairly new, so time is on your side whilst you decide your way forward. At the far end of the hallway, the bathroom also has all you need for the moment with natural light, an electric shower above the bath and a newly fashionable, vintage suite.

Upstairs, the broad landing has access to the attic and the first of the double bedrooms has character with garden views, fitted wardrobes to fill and a useful hand basin. Next door, the second double bedroom is a light, peaceful refuge and by it, a sweet room designed as a nursery has 2.37 x 1.61m (7'9 x 5'3) to inspire ideas as it could also be a fabulous dressing room, en-suite or comfy home office.





OWNER'S THOUGHTS

"Quiet at night with easy parking it's still super -convenient for getting into or out of the city for work or the theatres, and you can walk to the beach, the waterfront bars and restaurants of the marina and to East Brighton Park which has a great café, community of runners, dog walkers and football clubs. New cafes and bars are popping up locally, including Daddy Long Legs bistro bar, which do brilliant Sunday lunch, Marmalade for tea and cakes."

LOCATION GUIDE

Royal Pavilion & Lanes about 10 mins

Direct trains to airports and London about 15 minutes

Lewes 10-15 mins

Golf Course 10 mins walk

Education:

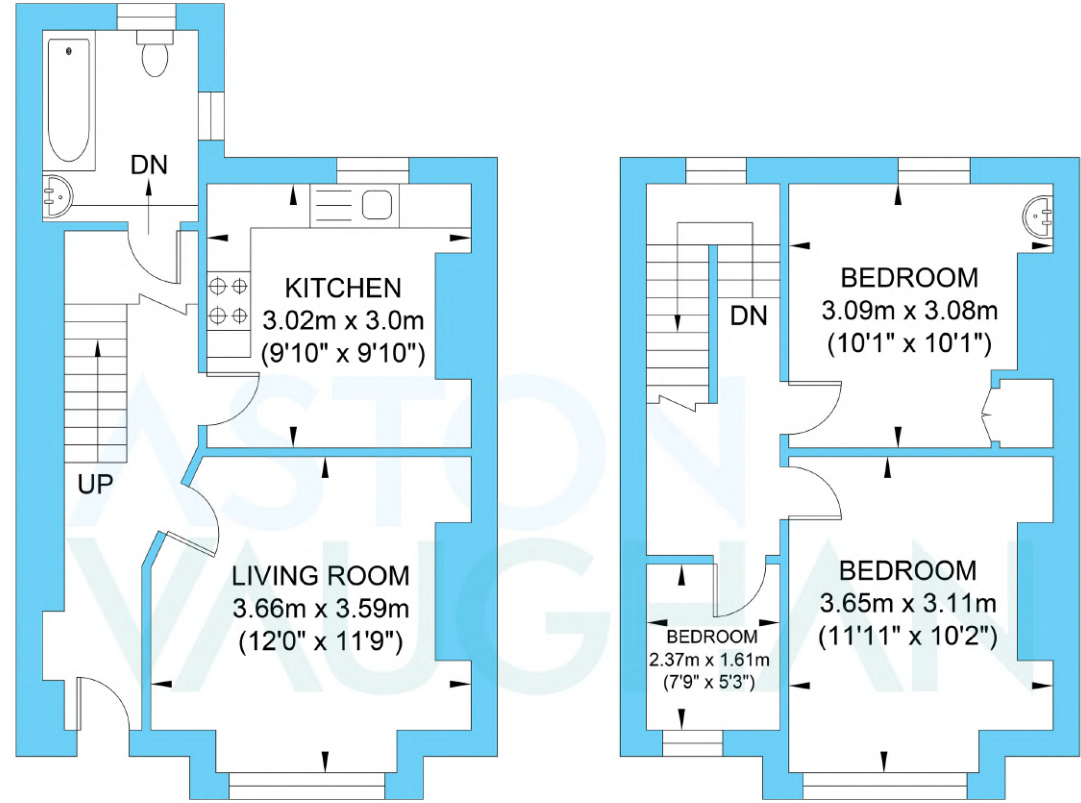
St Mark's Primary, Our Lady of Lourdes

Varndean High School, Dorothy Stringer

Varndean 6th Form College, MT, BHASVIC

Private Schools: Roedean, Brighton College, Brighton Waldorf, Brighton Girls, Lewes Old Grammar School, Lancing, Bede's

Close to the beach and Marina with its health club, cinemas, casino and waterfront restaurants, Brighton's Royal Pavilion and cultural heart of the city's is about 7-10 minutes by taxi. Brighton's station direct trains to Gatwick and London are easy to reach by car, cab or bus and there's a friendly local high street, too. For parents and teachers there's a choice of local primary schools and award winning schools include Roedean, Brighton Waldorf and Brighton College which are just minutes away. Major employers – the



Ground Floor
Approximate Floor Area
371.24 sq ft
(34.49 sq m)

First Floor
Approximate Floor Area
321.73 sq ft
(29.89 sq m)

Approximate Gross Internal Area = 64.38 sq m / 692.98 sq ft

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