



Freshfield Street, Brighton, BN2

£650,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Freshfield Street, BN2

4 Bedrooms | 2 Bathrooms | 1 Large Open Reception Room
1330 Sq Ft | Queen's Park area | South facing garden

With St. Luke's Primary School and Queen's Park around the corner, this sociable 3/4 bedroom house has stylish, sunny rooms offering versatile accommodation and a rare south facing garden at the back. In a leafy terrace of Edwardian homes, the relaxed cafés, restaurants and beaches of Kemptown are nearby -many within the same parking zone- and the picturesque cultural heart of Brighton Marina is a scenic 15-20 seafront stroll.

Balancing comfort with style there's a gas fire in the restful lounge and the glamorous living dining room kitchen folds open to a feel good garden where you can enjoy the Sussex sunshine beneath waving palms. All 3 bedrooms are inviting doubles- one on the ground floor - and the both the bathroom and separate w.c. have a stylish finish.





Set back from a quiet street, this grand Edwardian townhouse boasts spacious, classic rooms alongside a modern extension by Woodmans on the garden level. Having been lovingly maintained for 30 years, the home features thoughtful updates like double glazing, preserving its elegant character.

Upon entering, you'll be greeted by a welcoming hallway with high ceilings and oak flooring. The elegant living room, with its broad box bay window, fills with natural light, offering a warm space for relaxation and entertaining around a period fireplace with a gas fire.

The ground floor includes a versatile double bedroom, perfect for those who keep irregular hours, providing privacy without disturbing others. Currently used as a home office, this light and airy room overlooks the garden, blending period charm with functionality.

On the lower level, the heart of the home features a dream kitchen, living, and dining area designed for a sunny, sociable lifestyle. A large dining table fits comfortably beneath twin skylights, with a south-facing wall of glass opening to the lush garden. This space is ideal for both daily life and entertaining, featuring underfloor heating, ambient LED lighting, and a separate entrance for deliveries.

The kitchen is equipped with high-end appliances, including a Hotpoint multi-fuel range, a wine cooler, and a Fisher & Paykel dishwasher, as well as sophisticated storage solutions and a granite work surface. The mobile central island, which can stay depending on your needs, and a specialist boiler/hose tap add to the kitchen's functionality. A discreet wet room with a dual-head shower and hidden plumbing for a washing machine completes this level.





The garden, surrounded by lush greenery, is a sunlit retreat with exotic plants that create a holiday-like atmosphere. The paved dining terrace, level with the house, is perfect for entertaining, with ample space, lighting beneath palm trees, and a child- and pet-friendly secure environment. The garden also features fruit trees and a shed, making it both private and practical.

Upstairs, the spacious bathroom combines modern comfort with Edwardian charm, featuring a double-ended bath, a separate walk-in shower with dual heads, and period-inspired panelling. A separate WC adds convenience.

The first-floor double bedroom offers generous space and character, with stunning views across the city to the sea and a fitted wardrobe by a period fireplace.

The principal bedroom on the top floor spans the width of the house, providing a serene retreat with ample space and period-style decor. Light pours in through a box bay window, and the large attic above offers potential for further expansion, as seen in neighboring properties (subject to planning approval).

Vendor's Comments:

"The area had instant appeal, close to Queen's Park, bridging Kemptown's beaches with the North Laine at the Level and with the station easy to reach. We fell in love with this beautiful house and its period proportions, original features and sunny, south garden – which was hard to find as most streets are oblique to the sea- and enjoyed creating the living dining room and kitchen of our dreams. On a hill we have uninterrupted sunshine at the back and the versatile layout and bright rooms have been perfect for our changing needs. Queen's Park is a fantastic area to live in with a welcoming community of professionals, couples and families, and the park is a focus for events so you will meet people easily if you're a couple or a family of any age."





LOCATION GUIDE

Good to Know

Local 2 mins, North Laine 15 mins on foot, city centre 5 mins by car

Train Station: Brighton 8 by cab, 12 to cycle, 25 on foot

Seafront or Park: Queen's Park 5 to walk, seafront 5 minutes by car

Education

Primary: St Luke's, Queen's Park

Secondary: Varndean High, Dorothy Stringer

Private Schools: Brighton College, Brighton & Hove High

Queen's Park is known for its relaxed atmosphere and community of dog walkers, joggers and families exploring the open green spaces, tennis courts, pond, playground and cafés as well as its surrounding organic shops and bistro pubs. Within walking distance of a choice of good primary schools which includes Ofsted outstanding St Luke's it is ideal for professionals as Kemptown, bordered by beaches, is on the doorstep which hosts the law courts, Amex and hospitals (and Pride!) and has a bohemian café culture as well as useful shops. The cultural heart of the city and Marina are easy to reach on foot, by bus or cab. For those who need to travel, the mainline station with its fast links to Gatwick and London is about 15 minutes by bus or a 25 minute scenic stroll past the famous boutiques, bars and restaurants of North Laine.



Approximate Gross Internal Area = 123.61 sq m / 1330.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.