

FREEHOLD



House - Terraced (EPC Rating:)

**3 SOUTHDOWN MEWS, BRIGHTON, BN2
0TG**

£575,000

**ASTON
VAUGHAN**
Sales and Lettings



4 Bedroom House - Terraced located in Brighton

In a quiet mews just 10 minutes' walk from the County Hospital and 8 minutes from the sea, this 4 bedroom townhouse offers a sociable layout, a private courtyard, and off-street parking for 2-3 cars. With an east-west orientation, the property enjoys sunlight at different points throughout the day, from morning to afternoon. Homes in this sought-after mews are in high demand, with Queen's Park, a popular primary school, and Kemptown's beaches nearby. Ideal for professionals, investors, and families, the city centre and station are easily accessible by bus, with shops, bistros, and art venues within walking distance.

This expansive family home features 4 bedrooms, 3 bathrooms, a living room with a west-facing balcony and off-street parking for 2-3 cars. Entering on the ground floor, you are greeted by a generous hallway with ample space for coats. There are two bedrooms also on this floor (one of which is the converted garage), a useful utility room, and access to a rear patio. Additionally, there is a shower room with WC and sink conveniently tucked under the stairs.

The first floor comprises a spacious living room with a west-facing balcony and a large kitchen/breakfast room at the rear. An inner hallway provides access to a substantial storage cupboard. The second floor features two double bedrooms and two bathrooms, including an en suite shower room. The rear bedroom boasts dual windows, including a large double-glazed bay window and neutral décor. The family bathroom offers a white suite with chrome fittings and contemporary tiles. At the front of the property, the master suite includes a walk-in shower, a fully tiled shower room, built-in wardrobes, and a Juliette balcony with wrought iron details. This home combines contemporary finishes and flexible living spaces within a peaceful setting, yet is conveniently located near Kemp Town Village, the seafront, and Queen's Park, with excellent transport links to Brighton City Centre.

Vendor's comments:

"The reason why we love this home is the easy-to-maintain west-facing patio, which offers a delightful space to relax and enjoy the afternoon sun. The off-street parking is another standout feature, providing secure and convenient access right at the doorstep. Together, these features enhance the practicality and enjoyment of living here."

Location

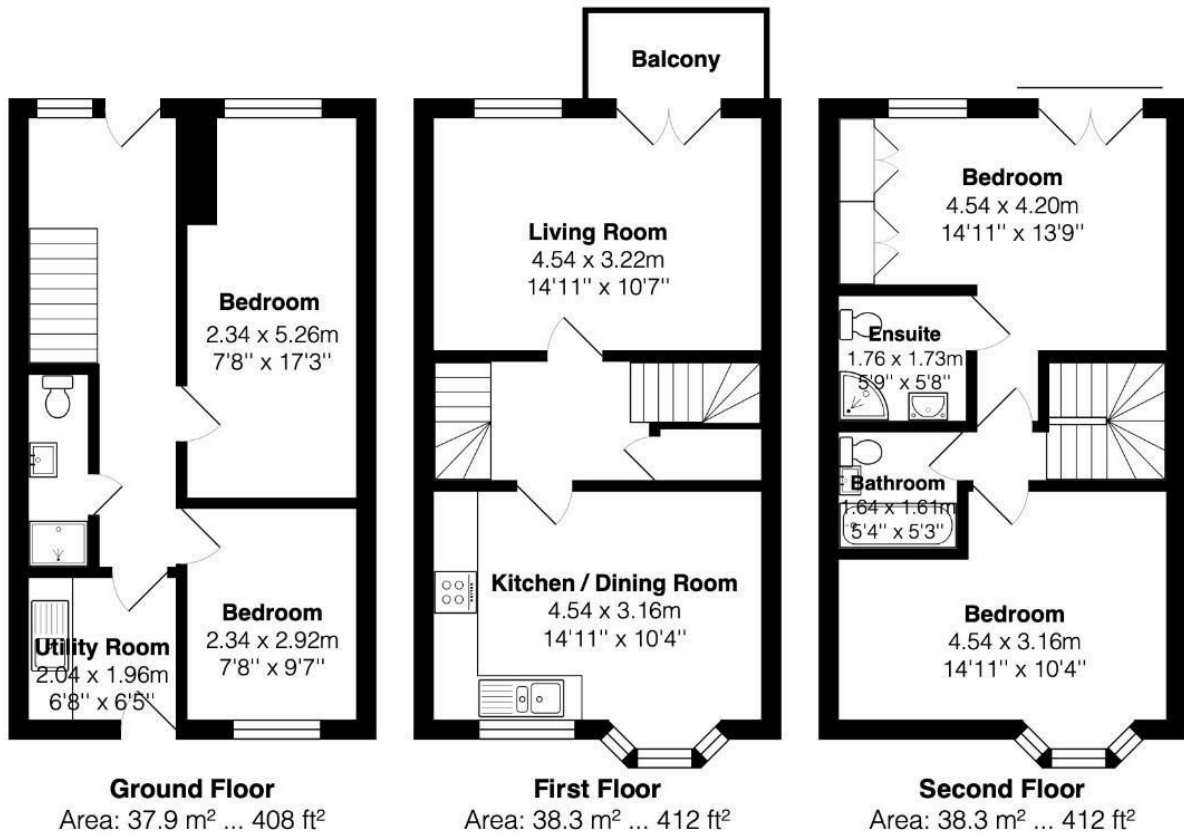
Shops: Local 3 minutes, Georgian Lanes 15 on foot
Train Station: Brighton Station 10-15 minutes by bus
Seafront or Park: Seafront 10- minute walk, Park 5 minutes

Brighton & Hove is a party resort known for its beaches, arts festivals and international shopping – but also for its unique history, cosmopolitan cultural centre and warm, inclusive community. Built on hills and surrounded by the South Downs National Park we attract professionals and families seeking fresh air, good schools and a vibrant lifestyle. Kemptown Village has an eclectic mix of cafés, shops, restaurants and even a farmer's market- and it is bordered by the sea. Hosting the County Hospital and world famous Brighton College, it is within walking distance of the famous city centre and glamorous Marina, although there are plenty of cabs or buses.

Closest Schools:

Primary: Queen's Park
Secondary: Dorothy Stringer, Varndean
Private: Brighton College, Roedean





Total Area: 114.5 m² ... 1232 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Council Tax Band

Energy Performance Graph

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.