

FREEHOLD



House - Terraced (EPC Rating:)

10 SOUTHDOWN MEWS, BRIGHTON, BN2 0TG

Guide Price

£650,000

ASTON VAUGHAN
Sales and Lettings



5 Bedroom House - Terraced located in Brighton

* Guide Price £650,000 - £675,000 *

In a quiet mews just 10 minutes' walk from the County Hospital and 8 minutes from the sea, this 5-6 bedroom townhouse offers a spacious, sociable layout, unusually large and private courtyard, and off street parking. 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.

Tucked away in a quiet mews close to Kemptown and Queen's Park, this terraced house offers 1,766 sq ft of versatile living space. With five or six bedrooms depending on your preference, three bathrooms (plus WC), and a private garden, it combines generous proportions with a practical layout. The ground floor features a sociable kitchen and dining area that opens onto the courtyard, perfect for indoor-outdoor living. The house's flexible design makes it ideal for families or those seeking extra space for a home office or guest accommodation.

Upstairs, this appealing wedge-shaped home really spreads its wings. A central landing leads to a spacious living room that spans the back of the house, simple yet stylish decor, and plenty of room to relax in all seasons. The space benefits from open, leafy views, creating a tranquil retreat. Across the hall, the first of the double bedrooms faces the quiet mews and isn't overlooked. On the top floor, three generous bedrooms await, including one with an en suite shower room, complemented by a modern family bathroom.

Vendor's comments:

"The house is surprisingly spacious inside, with plenty of room throughout. The courtyard is also far bigger than you'd expect, offering a great space for outdoor living. The flexible layout provides numerous options for arranging the living accommodation to suit your needs. Plus, the location is exceptionally convenient, with Queen's Park, Kemptown, and the beach all just a short walk

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

Closest Schools:

Primary: Queen's Park

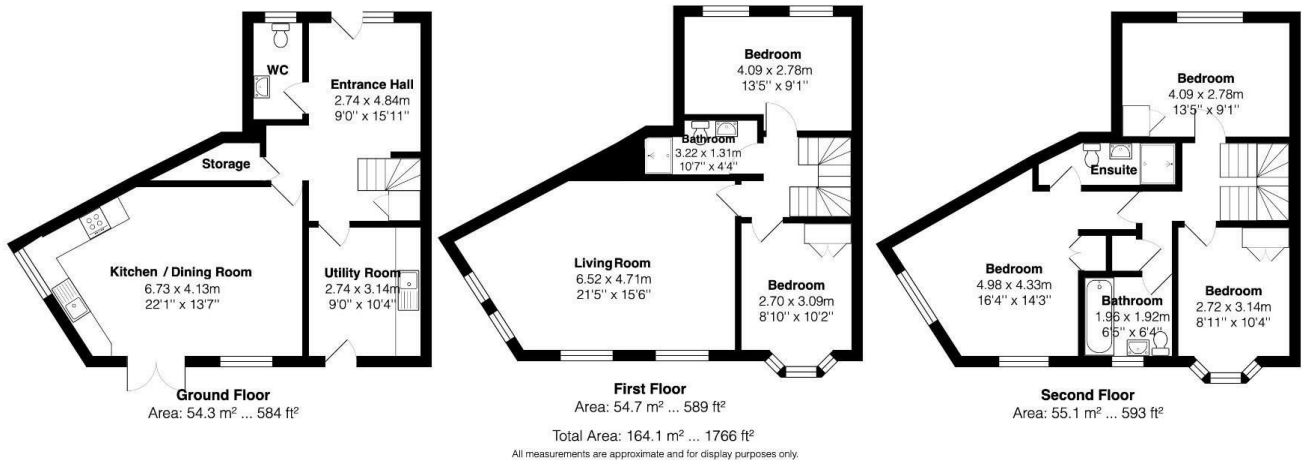
Secondary: Dorothy Stringer, Varndean

Private: Brighton College, Roedean

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.



ASTON VAUGHAN LTD | 7 ST GEORGES ROAD, BRIGHTON, EAST SUSSEX, BN2 1EB



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.