

SHARE OF FREEHOLD



Apartment (EPC Rating: C)

GROUND FLOOR FLAT, 3 GREAT COLLEGE STREET, BRIGHTON, BN2 1HJ

£300,000

ASTON VAUGHAN
Sales and Lettings



1 Bedroom Apartment located in Brighton

In a fashionable location just a 2 min walk from the County Hospital with beaches and a vibrant café culture on the doorstep, the lanes a 15-20 minute stroll along St James's Street (on the Pride route) and Brighton's direct trains to Gatwick and London about 7 mins by cab, this 1 bed, ground floor apartment with a private patio and big, bright rooms is currently a successful holiday let - but also a great first buy. In a charming Victorian terrace on a quiet street which has plentiful local permit parking with no waiting list, inside offers a sociable living dining room, a contemporary kitchen opening to the patio for entertaining, a spacious double bedroom and a contemporary bathroom.

A great package within sought after Kemptown Village, 2 blocks down you can walk or cycle for miles along the seafront and the local beach has café bars, yoga, volleyball, a lido and the Concord 2. The waterfront restaurants of the Marina and a park leading onto the downs are easy to reach whilst a scenic 15-20 minute stroll along the promenade takes you to the picturesque Georgian Lanes and cultural heart of the city.

Enjoy a coastal, inclusive lifestyle in this sought after conservation area in a chic spot where local amenities include cafés, bistro pubs, a butcher's and a bookstore as well as a post office, a pharmacy and a weekly farmer's market. This spacious Victorian property is quietly located between Eastern Road, which hosts Amex and the legal centre, and the Coast Road, which takes you to the National Park, and both deliver you into or out of the city within minutes. Ready to move into, inside, beautiful period proportions remain unspoilt and the communal hallway has reassuringly thick carpet to hush any passing footfall.

Within a well-kept Victorian terrace, this apartment blends gracious classic proportions with a stylish contemporary finish where the hallway and inviting living room have guest friendly floorboards for an easy social flow and plenty of space for friends and family to relax and dine whilst enjoying the sunshine streaming through the south bay and handsome fireplace which the vendors believe to be open, as although they've never used it, it has been swept. So worth investigating, perhaps.

Next door, with the soothing proportions only period homes can deliver, the comfortable double bedroom is quiet at the back and with calm decoration and alcoves for wardrobes, so you won't need to change a thing.

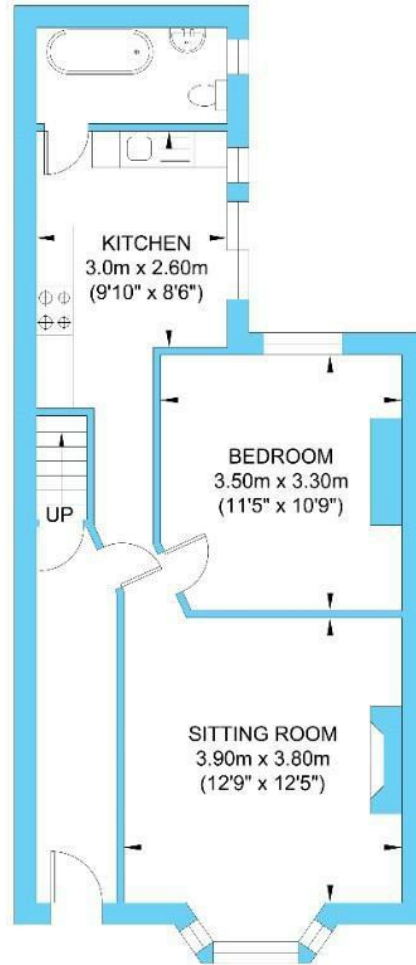
Along the hall, the cheerful kitchen opens to the patio for easy entertaining. A modern classic which won't date it's good to go with a gas hob and electric oven beneath a hood, plumbing for a washing machine and space for a breakfast bar for two by the door to the patio.

Outside, the private, lit patio is a sheltered refuge after a hot day at work or on the beach, and it's the ideal place for friends to meet before or after exploring the city- which is out of hearing but just a walk away.

At the far end of the kitchen, the contemporary bathroom is airy with natural light, a shower above the bath and a warming rail for towels.



Great College Street



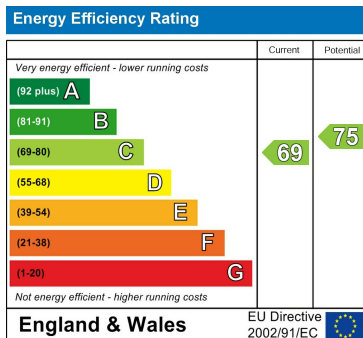
Ground Floor
Approximate Floor Area
538.51 sq ft
(50.03 sq m)

Approximate Gross Internal Area = 50.03 sq m / 538.51 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

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.