



Playden Close, BN2
Guide Price £325,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Playden Close, BN2

3 Bedrooms | 1 Bathroom | 1 Reception Room
911 sq ft | Rear Garden

Ideal for professionals, families, or investors, this spacious 3-bed end-of-terrace house sits on a large corner plot with south-facing gardens, free street parking, and bike access. Located on a quiet no-through road, it's just minutes from the waterfront restaurants, cinemas, Kemptown beaches, and major employers like the County Hospital. The bright, open-plan living and dining area leads to a sunny garden, complemented by a contemporary kitchen. Three bedrooms, a ground floor W.C., and easy access to schools, parks, and public transport make this area highly desirable, with ongoing improvements boosting its appeal for future buyers.



Big, bright and double glazed this attractive, modern property is a great find quietly tucked away in a no through street but just around the corner from a High Street where local amenities include a Co-Op, bakers, pharmacy and it's close to Eastern Road which takes you past Brighton College, Amex and the law courts into the heart of the city in minutes.

A gated front garden gives a good impression and inside, the hallway is light with a discreet guest w.c and a big cupboard under the stairs. To the right, the sociable kitchen has a breakfast bar where friends can join you, an integrated gas hob and electric Stoves cooker beneath a hood and there's plumbing for a machine as well as designated under counter space for a fridge freezer.

Next door, the spacious living dining room spans the full width of the building. Along the south wall a bay window frames the garden and French doors open to a lit, paved terrace, level with the house for easy al fresco dining in the sun, where steps to the side take you down to a second tier which is a blank canvas to make your own, and bigger than it looks, there's a gate to a gated passageway for bikes, boards or buggies.

Returning inside, the large landing has access to the attic and two large cupboards providing ample storage, whilst the fuss free modern bathroom has all you need including natural light and a Triton Enrich shower over the bath.

All 3 bedrooms are peaceful and private as they are not directly overlooked with 2 cheerful double rooms on each side of the generous single – which would be a comfortable nursery or space from which to work from home.



OWNER'S THOUGHTS

"The house is bright, spacious, and ideal for entertaining, with a large, sunny garden. It's private yet close to the city and sea, with easy access to A27/A23. Nearby are the Downs for walks, the Marina, and late-running buses to the city, hospital, and station."

GOOD TO KNOW

Council Tax Band: C

Local shops 2 mins walk, Brighton Marina and Kemptown Village 5 mins by car, short walk

Brighton mainline best 10 mins cab ride

Education:

St Mark's Primary, St Lukes, Woodingdean

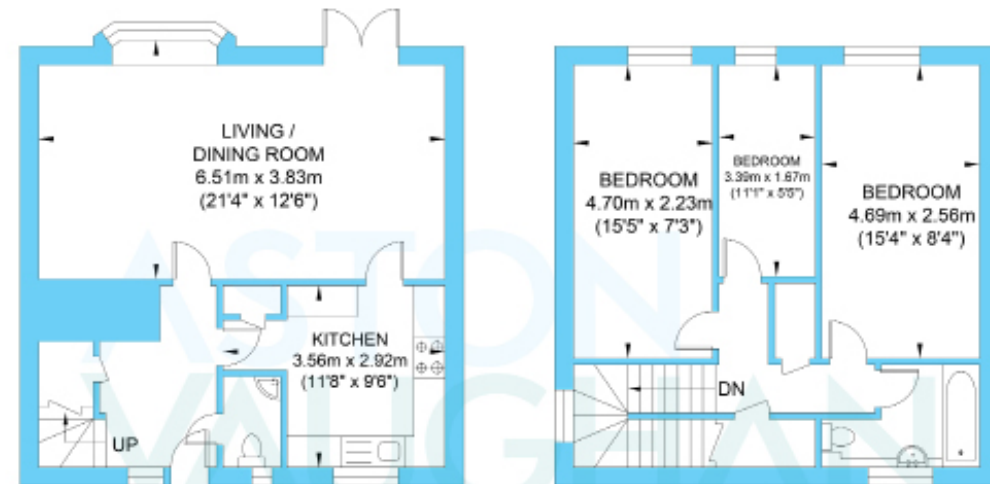
Varndean High, Dorothy Stringer

Varndean 6th form, MET, BIMM, BHASVIC

Private Schools: Brighton College, Brighton Waldorf, Roedean

Close to the sea, the waterfront restaurants of the Marina and with easy access to protected Downland and East Brighton Park's sports facilities and café, this is a sought after area favoured by professionals, families and investors. Shops, cafes and bistro pubs and restaurants like Marmalade, Daddy Long Legs and Busby & Wilds are nearby and the city centre is swift to reach. Nearby, Eastern Road takes you to the hospital and cultural heart of the city in about 7 mins whilst Warren Road swiftly connects with the A23/A27 in minutes - a tempting proposition to those needing to reach the universities, Lewes or airports quickly. There's a regular and rapid bus service covering the city and the coast, and the mainline train station, with its fast, direct links London and Gatwick, is about a 10 minute drive or 15- 20 by bus.

Playden Close



Ground Floor
Approximate Floor Area
459.08 sq ft
(42.65 sq m)

First Floor
Approximate Floor Area
451.97 sq ft
(41.99 sq m)



Approximate Gross Internal Area = 84.64 sq m / 911.05 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.