



Brading Road, BN2  
£400,000

**ASTON  
VAUGHAN**  
Sales and Lettings



INTRODUCING

# Brading Road, BN2

2 Bedrooms | 1 Bathroom | 1 Reception Room  
798 sq ft | Private Garden

This spacious 2-bed garden maisonette on a quiet, leafy street offers a refined city lifestyle near the Level, Open Market, and Brighton Station's direct trains to Gatwick, London, and Sussex University. Set in a Victorian property with its own front door, it features period charm, a stylish interior, a custom kitchen, designer bathroom, and two large double bedrooms—one with a sea view. A terrace overlooks a secret garden, and it's close to Elm Grove shops, the Downs, and the sea. Ideal for professionals or families, it's near schools, Brighton General Hospital, and major employers within a short distance.





This spacious maisonette, quietly tucked away in a charming Victorian terrace with permit parking and no waiting list, offers a perfect balance of period charm and modern updates. Set back from a leafy street, it benefits from double glazing and tasteful, soothing décor throughout. The inviting hallway retains original features such as a high ceiling and archway, blending old and new.

The light-filled living room is ideal for relaxing or entertaining, with ample space for seating. Raised above street level, it offers privacy, and the broad bay window features a cozy window seat. Original coving and a wood-burning stove with custom reclaimed timber shelving add character.

Next to the living room, the bright kitchen boasts handmade units, plenty of worktop space, and room for a family dining table. Equipped with plumbing for a dishwasher and washing machine, it also includes a Smeg range and fridge, which can stay depending on circumstances.

The well-designed bathroom features a roll-top bath with traditional shower fittings and a shower above, while maintaining access to the garden. Across the hall, the w.c. is in its own room with natural light, offering additional privacy.

Outside, a recently renewed suntrap deck provides space for seating and gets sunlight from mid-morning to evening in the summer which gated and safe. The steps leading to the peaceful, low-maintenance garden. The garden is filled with apple and bay trees, honeysuckle, and jasmine—creating a serene space for outdoor living.

Upstairs, thick carpet softens footfall as you enter two double bedrooms. The principal bedroom spans the front of the house and offers ample wardrobe space, while the second bedroom enjoys city views with a glimpse of the sea. The large attic is fully boarded with lighting and has lapsed planning permission for an ensuite, adding future potential.





## OWNER'S THOUGHTS

"This light-filled home offers lovely views and a spacious feel, just minutes from the city center. It's close to both the countryside and sea, ideal for running or cycling. The quiet, friendly street has nearby shops and cafes, perfect for couples, families, or retirees, with everything walkable or accessible by bus."

## LOCATION GUIDE

Local amenities 2 mins walk

Open Market & North Laine 15-20 mins on foot

'The Patch' Park is a 7 minute walk

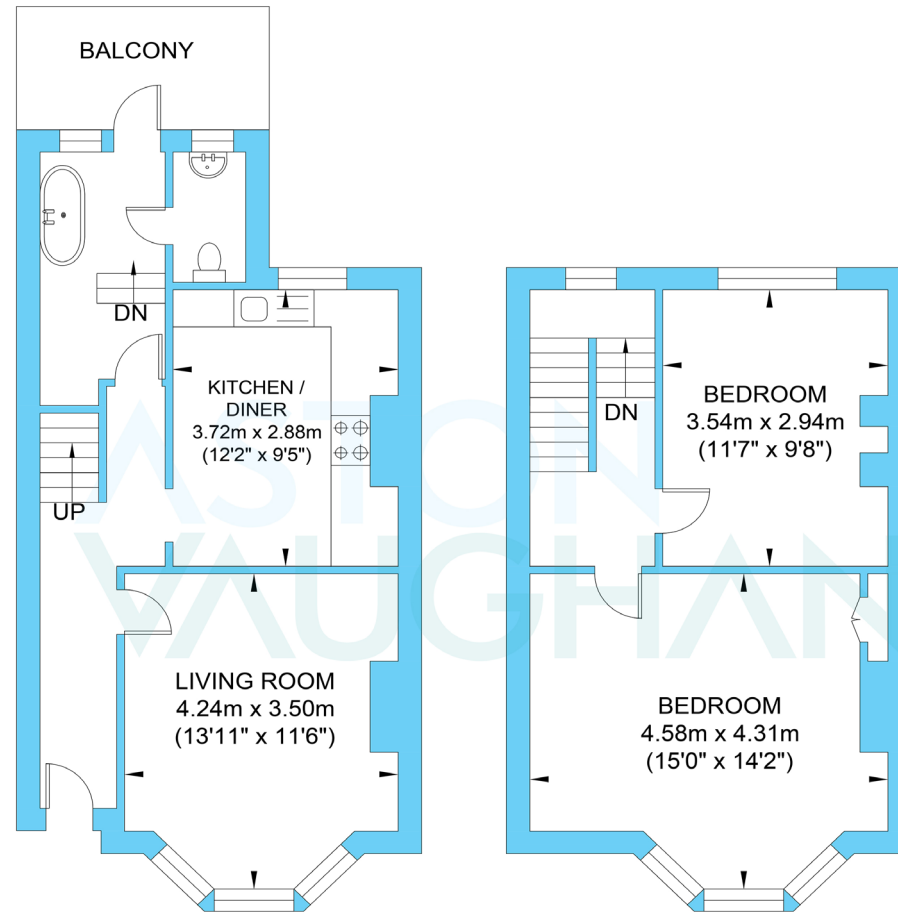
### Education:

Elm Grove Primary, St Luke's, Queen's Park

Varndean, Dorothy Stringer, BHASVIC, MET, BIMM

Private Schools include Brighton College

Elm Grove has organic shops, bistro pubs and bakeries and is close to the Level which holds events during the arts festivals, and the city centre. Elm Grove Primary School is around the corner and other good schools including St Luke's and Brighton College are easy to reach. Kempdown is over the hill which hosts Amex, Police Station, the hospitals – and Pride – and has a relaxed café culture as well as useful amenities, beach bars and outdoor pool by the sea. The station serving Falmer, Lewes, Gatwick and London is about 20-25 mins on foot, there is no waiting list for S zone parking and Elm Grove will take you up to open countryside or to London & Lewes Roads for swift access into or out of the city.



Ground Floor  
Approximate Floor Area  
420.86 sq ft  
(39.10 sq m)

First Floor  
Approximate Floor Area  
377.81 sq ft  
(35.10 sq m)

Approximate Gross Internal Area = 74.20 sq m / 798.68 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.