



New England Street, BN2

£675,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

New England Street, BN2

4 Bedrooms | 3 Bathrooms | 1421SqFt | Eco development | Station & N. Laine 3 mins walk

A secret escape enjoying a spectacular cityscape both day and night, this eco-friendly terraced house is just 3 mins walk from the station with direct trains serving Gatwick and London and The North Laine, and within 10 mins walk of the Royal Pavilion and the sea.

Inside is designed to maximise both light and space with expert interior decoration which has a high level of finish over the full 132.0m² (1421 sq. ft.) approx. over four storey's.

The sociable living dining room has a skylight over the dining area, French doors to a spacious walled patio and ample space to enjoy whilst a deep cupboard ensures the space stays free from clutter. Next door, the sophisticated kitchen is well planned with space for a bistro set by a wall of glass and integrated appliances include a gas hob, fan oven and hood, a fridge freezer and a dishwasher and washing machine, so it's good to go.





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On the first floor at the back, the first bedroom is 2.5 x 2.5m (8'5 x 8'2), beautifully decorated with space for a wardrobe behind the door and currently sleeps 2 in a bunk bed which the vendors are happy to discuss. Next door, the light and airy bathroom has a shower over the bath, storage and natural light. At the front, the generous double bedroom opens to a sunny balcony for breakfast and has a private, en suite shower room.

Quiet on the second floor, generous proportions and designer finish continue in the third double bedroom which spans the full width of the building, and the fourth, principal bedroom has French doors to balcony where you can bathe in the morning sunshine and a chic, en-suite shower room.

At the top of the house, a glamorous, window lined landing is the perfect space for finishing work - or preparing hair and make-up for a night out -and leads to a fabulous roof terrace where you can follow the sun from east to west.

Vendor's Comments:

"There's easy access to almost 24hr transport links to the station and airports, and the beach, restaurants, art venues and annual Pride Parade of the city are all on the doorstep. Inside is ideal for entertaining and the roof terrace has amazing views where you can watch the city come to life at night. The square is sociable, and it's very useful to have Sainsbury's on the doorstep which opens early and closes late if you work at the hospitals, commute or are arriving late for a weekend away."





LOCATION GUIDE

Good to know:

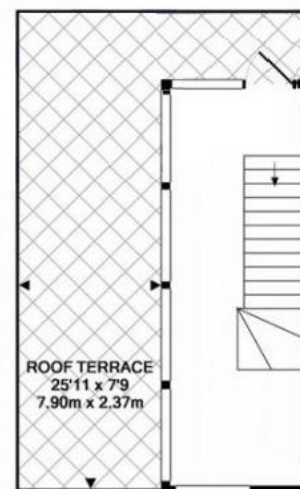
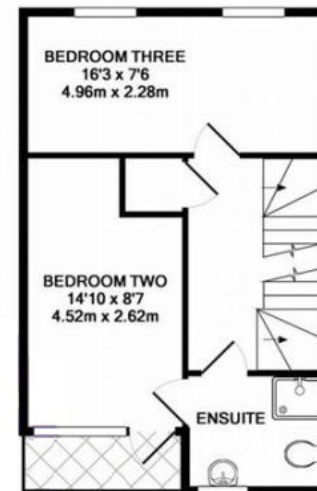
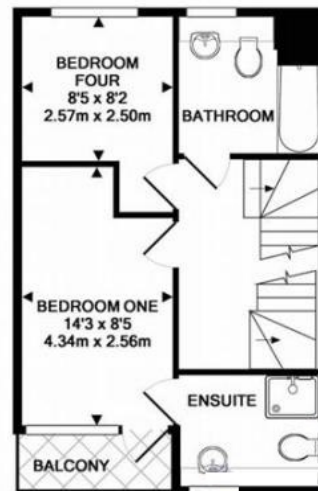
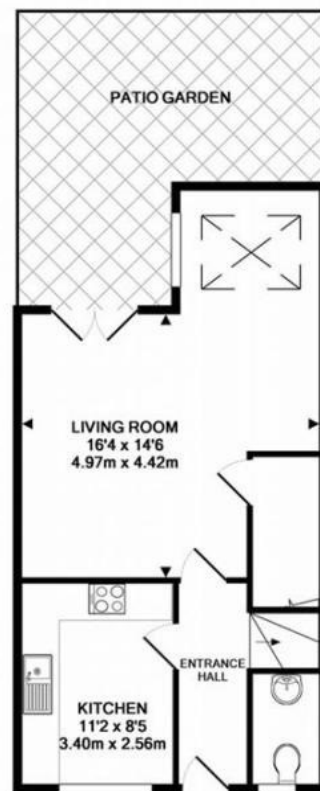
Park 'The Level' hosts events, 5 mins on foot
Beach bars about 10

Amex, Law centres, Hospitals within 10 min
radius

Can buy parking permits for guests, sub to
cond's

Council Tax Band F

Quietly tucked away at the fashionable heart of our vibrant, coastal city this is THE place to be, a step away from the famous North Laine with the Royal Pavilion and South Lanes a stroll, whilst art venues, restaurants, theatres and vibrant bars along the beaches are all there to explore. There is almost 24/7 access to the station serving London and Gatwick, and close by, the Level hosts fairgrounds and arts events all year round. The amazing shopping, exotic Open Market and Christmas Fair of London Road are also on the doorstep. Local buses will take you along the coast, to the National Park or to the universities at Moulsecoomb and Falmer, and major employers including Amex and the County Hospital are easy to reach.



NEW ENGLAND STREET, BRIGHTON, EAST SUSSEX, BN1 4GQ
TOTAL APPROX. FLOOR AREA 1421 SQ.FT. (132.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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