



Prince Regents Close, Brighton, BN2

**Guide Price £475,000-£485,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



## INTRODUCING

# Prince Regents Close, BN2

3 Bedrooms | 1 Bathrooms | 920Sq Ft | Spacious interior in need of modernisation

Tucked away in a peaceful private cul-de-sac, this 1970s three-bedroom terraced house offers a fantastic opportunity to create your ideal home. Set just off a pedestrianised walkway, the property is moments from Kemptown's vibrant amenities and the expansive East Brighton Park. Inside, you'll find spacious rooms throughout, with ample potential for modernisation and personalisation. The south-facing rear garden ensures plenty of sunlight, perfect for outdoor relaxation or entertaining. A rear door opens directly onto a private garage area, providing convenient parking or storage. With great space and a prime location, this property offers endless possibilities to craft a modern family home in one of Brighton's most sought-after areas.

As you step through the front door of this charming 1970s terraced house, you're greeted by a welcoming hallway that leads into a spacious L-shaped lounge and dining area. This bright and airy space is perfect for family living and entertaining, with a large under-stairs cupboard providing ample storage. Adjacent to the lounge, you'll find the kitchen, which offers plenty of potential for modernisation and customization. A door from the kitchen opens directly onto the south-facing rear garden, which is a low-maintenance space with paving stones and a small pond, all enclosed by fencing for privacy. A back gate leads to the property's private garage and parking area, with room for two cars.







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Upstairs, the layout offers practical living space for a growing family. At the top of the stairs, you'll find a well-proportioned bathroom directly in front of you. To the side is the second bedroom, which overlooks the rear garden and would make a comfortable guest or children's room. The master bedroom, located at the front of the house, is generously sized and enjoys views of the quiet, pedestrianised area and front garden. Next to the master is a smaller bedroom, perfect for a child's room, office, or nursery.

The property's location in a peaceful private cul-de-sac ensures a tranquil living environment, while still being close to the vibrant Kemptown area and East Brighton Park. With its fantastic layout, south-facing garden, and ample off-street parking, this house offers great potential to become a lovely family home, with space for updates and modern touches to suit your taste.









**Vendor's Comments:**

"I love how peaceful it is in this cul-de-sac, especially with no through traffic. It's a quiet, friendly neighborhood and feels really safe. Having the garage and space to park two cars has been a huge convenience, especially in this area. Everything is within walking distance—Kemptown, the park, and local shops—while still feeling tucked away from the hustle and bustle."







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## LOCATION GUIDE

### What's around you:

Shops: Local 3 minutes, Marina 5 minutes

Train Station: Brighton Station 15 minutes by bus

Seafront or Park: Seafront 10- minute walk, Park 5 minutes

### closest schools:

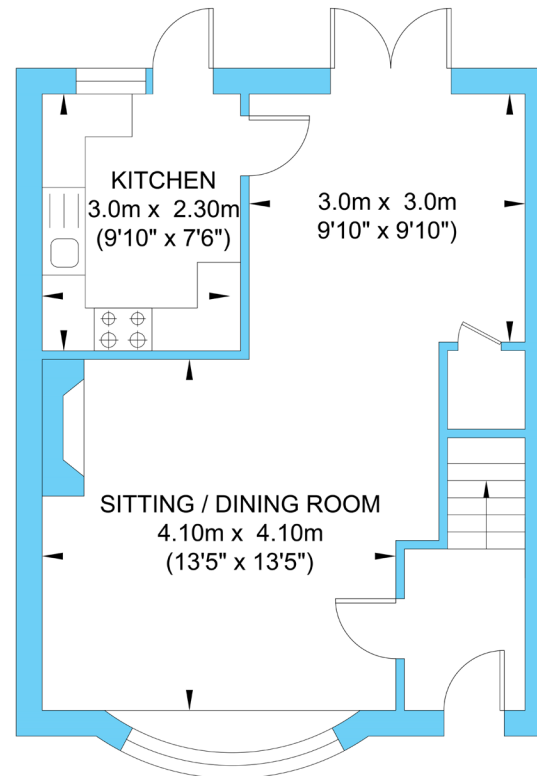
Primary: St Mark's

Secondary: Dorothy Stringer, Varndean

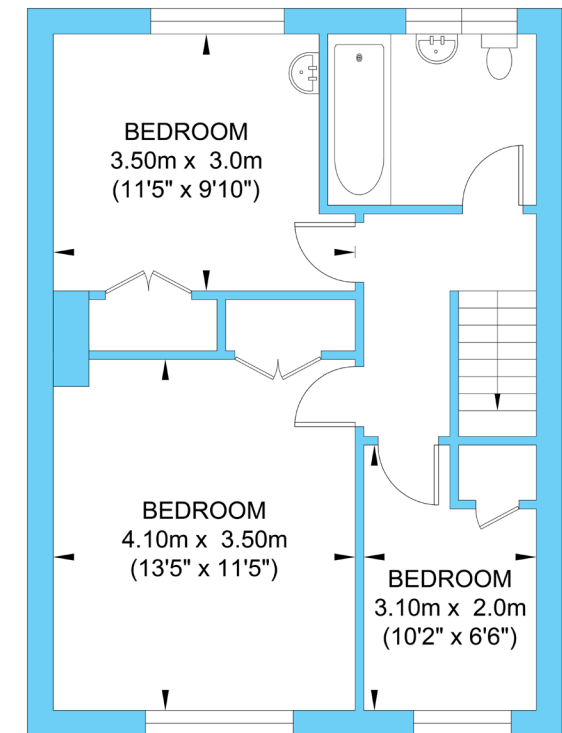
Private: Brighton Waldorf, Brighton College, Roedean

Ideal for commuters, city lovers and water babies this glamorous home is in a sought- after location with friendly local shops and just minutes from the waterfront shopping, restaurants and cinemas of the Marina- and the beach. With a park, golf course and South Downs nearby, a healthy lifestyle beckons and there is a regular bus service that runs past the hospital and Brighton College to the station, along the coast and to the universities. The cultural heart of the city and famous bistros and designer boutiques of the Lanes are 5 minutes by cab and for those who need to commute by car, access to the A23/A27 is swift and H zone has no waiting list for permits.

## Prince Regents Close



Ground Floor  
Approximate Floor Area  
444.76 sq ft  
(41.32 sq m)



First Floor  
Approximate Floor Area  
476.19 sq ft  
(44.24 sq m)

Approx. Gross Internal Floor Area = 85.56 sq m / 920.96 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.