



East Drive, BN2

**Guide Price £700,000 - £750,000**

**ASTON  
VAUGHAN**  
Sales and Lettings

## INTRODUCING

# East Drive, BN2

2 Bedrooms | Separate Study Room | 2 Bathrooms  
Off-Street Parking | Courtyard Garden  
1076 sq ft | Detached New Build Home

Discover a stunning two-bedroom detached home with a separate study room, nestled in a private setting just off a secluded driveway in the highly sought-after Queens Park area. This property also offers off-street parking for two vehicles, enhancing its appeal.

Ideal for modern living and environmentally conscious buyers, this home prioritizes privacy while featuring bright and spacious interiors. The open-plan kitchen, dining, and living area stands out with its high-quality appliances, generous counter space, and sleek finishes. The lounge provides a peaceful, leafy view, making it perfect for entertaining or quiet evenings.

The kitchen is equipped with built-in appliances, quartz countertops, and an elegant dark grey and fluted walnut design. Ample skylights bathe the space in natural light, creating a warm and inviting atmosphere.

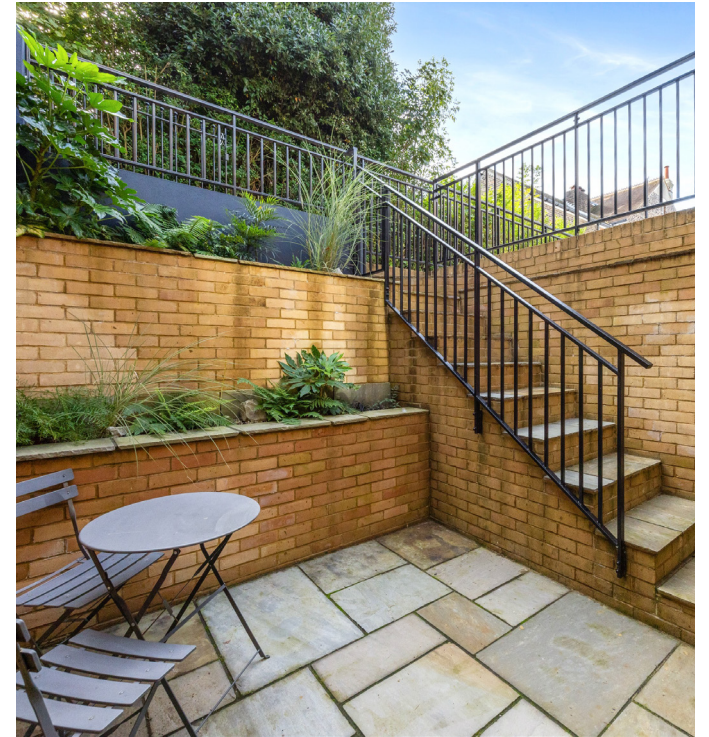
Throughout the house, underfloor heating ensures comfort with independent zonal control.

Upon entering, a large glass skylight in the hallway floods the area with sunlight, while the combination of oak and glass in the staircase design adds a touch of sophistication.

The stylish ground floor cloakroom features porcelain patterned wall tiles complemented by light grey floor tiles. The second bedroom is conveniently located on the ground floor, complete with an en-suite that includes a spacious walk-in shower, wall-mounted basin, de-misting mirror, and PIR sensor lighting—featuring Grohe fittings throughout.

The lower ground floor reveals the master bedroom, which boasts a luxurious en-suite bathroom equipped with a double-ended bath, separate shower, tiled shelving, and soft PIR lighting. Large sliding doors open onto a serene terraced patio garden, designed for tranquility, with steps leading to the ground level. The garden showcases professionally landscaped planters, inspired by a Japanese garden aesthetic, with warm earthy sandstone tiles for minimal maintenance.





East Drive runs alongside Queen's Park, a beautifully landscaped area featuring a café, tennis courts, playground, and a charming duck pond. The vibrant shops and cafés of Kemp Town are within easy reach, and Brighton College is close by. With the seafront just a 10-minute stroll away and excellent transport links from Brighton station (1.1 miles) to London and Gatwick Airport, this home offers both convenience and leisure.

**Good to Know:**

Local shops 2 mins, city centre 3 mins by car

Brighton train station 6-10 by cab, 12 to cycle, 25 on foot

Queen's Park opposite, seafront 2-3 mins by car

**Education:**

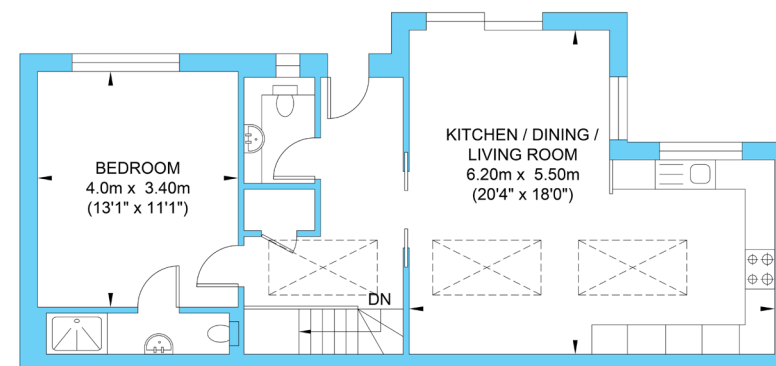
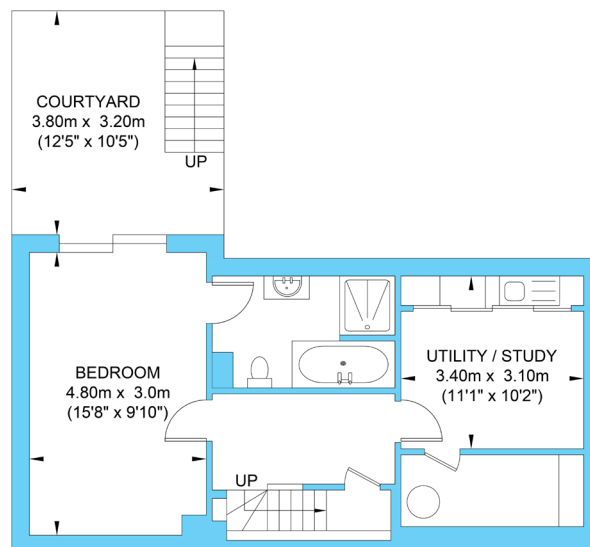
St Luke's Primary, Queen's Park Primary

Varndean High School, Dorothy Stringer

Varndean 6th Form College, BIMM, BHASVIC

Private schools include Brighton College Prep, Brighton College, Brighton Girls, Brighton Waldorf

**East Drive**



Lower Floor  
Approximate Floor Area  
455.63 sq ft  
(42.33 sq m)

Upper Floor  
Approximate Floor Area  
623.12 sq ft  
(57.89 sq m)



Approx. Gross Internal Floor Area = 100.22 sq m / 1078.75 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.