



Stone Street, BN1

Asking Price £475,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Stone Street, BN1

3 Bedrooms | 1 Bathroom | 1 Reception Room
754 sq ft | Grade II house | South patio & outhouse

Good to go with beaches, café bars, restaurants, and seafront attractions just 5 mins walk along Little Preston Street, which is at the end of this historic lane, and with pedestrian access to Western Road around the corner. This stylish 3-bed Grade II Victorian house sweeps open to a private patio with a rare outhouse & store. On a quiet lane, inside now offers a glamorous lifestyle spanning 70.06m² (754.11 sq. ft.) over 3 storeys. The spacious living/dining room/kitchen has a period fireplace and door to the patio for parties. The ground-floor bedroom

is a great home office or ideal for guests as it is private within the house and has the luxury bathroom next door. Two comfortable double bedrooms at the top are light and airy. Just 5 mins walk to the vibrant seafront, 1 min to the alfresco amenities of Western Road with Brighton Station's direct trains to Gatwick and London just 7 mins by cab (10 mins by bus, 10-15 mins on foot), this is a great buy or investment, with a pending HMO licence that has been agreed in principle for investors.



In a prime location, this historic terraced house has real charm and inside embraces a sociable lifestyle. The lower floor has been opened to create an inviting, light space with a large window at one end and a door at the other which opens to a lit, sheltered oasis for al fresco entertaining where a brick built, 1storey outhouse of 2.5 x 1.5m (8'2 x 4'11) also has a storeroom of 1.1 x 1.0m (3'7 x 3'3). The living dining room is open to the kitchen area which is tucked behind a peninsular unit which has an integrated electric hob and oven facing the dining area. Good to go with ample storage and stylish wood surfaces, plumbing is in place for a washing machine and there's designated space for a dryer, too.

On the ground floor, the first of the double bedrooms is a classic beauty with restful decoration and by the front door it's ideal for visitors or sharers – or even as a home office as it is private within the house and doesn't share a wall with the other bedrooms. Next door, the luxury bathroom is a soothing retreat central to the home with painted panelling, a shower above the bath and traditional hand basin.

Light and airy at the top of the house, two more bedrooms are comfortable doubles, each with plenty of character of their own and calm decoration, so you won't need to change a thing.



OWNER'S THOUGHTS

"This location is hard to beat. There's always something to do or see here whatever your mood or age and it's the ideal place for friends to meet as there's plenty of space for them to mill around in – and the sunny patio to spill out to! The sea, beach bars and local attractions are at the bottom of Little Preston Street – where the restaurants are well worth exploring, and everything you could possibly want is on the doorstep including the station, so you won't need a car as if you don't want to walk, local buses cover the whole of the city, and there is permit parking you can apply for."

Good to Know:

Western Road 1 mins walk, Waitrose 3 mins

Little Preston Street's famous restaurants 3 mins walk

Brighton Station 7-8 mins by cab, 10 by bus, 10-15 walk

Seafront 5 mins walk

Education:

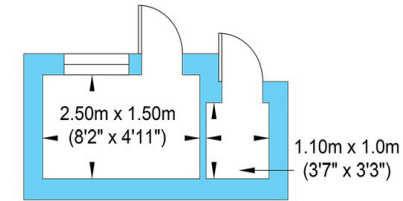
St Mary Magdalen RC Primary School, St Paul's C of E

Hove Park, Cardinal Newman secondary schools

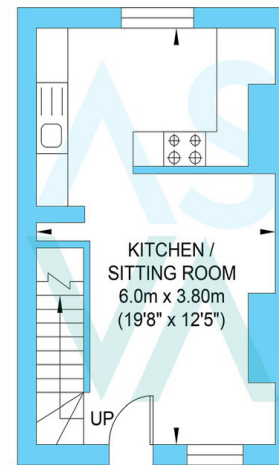
6th forms at BHASVIC, City College, BIMM

Private schools: Brighton College, Brighton Girls

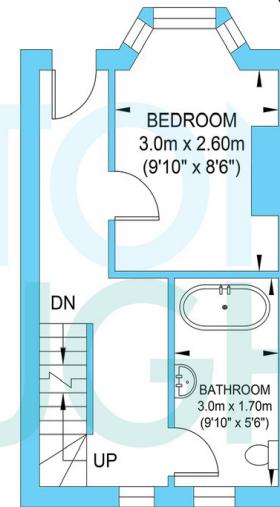
Stone Street



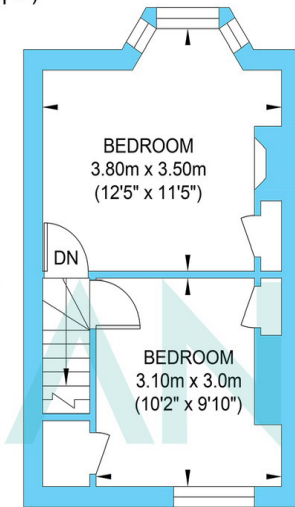
Outbuilding
Approximate Floor Area
53.38 sq ft
(4.96 sq m)



Lower Ground Floor
Approximate Floor Area
245.41 sq ft
(22.80 sq m)



Ground Floor
Approximate Floor Area
254.35 sq ft
(23.63 sq m)



First Floor
Approximate Floor Area
254.35 sq ft
(23.63 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 70.06 sq m / 754.11 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.