



THE FRIEND IN NEED

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P 9 am - 8 pm
Permit holders H
or
Pay by phone
01273 458 458
or text
quoting location
84296
Max stay 4 hours
No return
within 4 hours

Great College Street, BN2
Guide Price £600,000-£625,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Great College Street, BN2

2 Bedrooms | 1 Bathrooms | 979 Sq Ft | Beautiful contemporary finish

Created with a passion and respect for period interiors and a clearly refined eye for colour; this terraced Victorian home is immediately impressive. Original features have been thoughtfully combined with bold tones, bespoke tiling and stylish fittings to create a home where both form and function have been considered. Ideal for families and professionals alike, there are two beautiful double bedrooms and a generous reception room with a separate kitchen breakfast room leading out to a secret oasis in the rear courtyard garden.

The local schools are amongst the best in the city and transport links are excellent with buses a up the hill on Eastern Road to take you throughout the city, to the station and beyond. Much of the city is accessible on foot or bike, so for anyone looking to live in style and comfort by the coast, this house will appeal.

Externally, the house is uniform and immaculate in white bearing the classic Victorian architectural features of the Mid-19th Century. Glossy black railings with a gate set the house back from the street where a traditional tiled path leads to the front door. This continues into the vestibule where a secondary glazed door opens to the entrance hall.





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Stepping inside, it is clear this house has been carefully curated by the current owners using bold block colour, metallic accents and natural materials, combined with the original period character of the building. Colours, textures and modern art create a sensory experience within its generous rooms which offer versatile and sociable spaces for both entertaining and family time. New column radiators in pewter warm each room during winter, while the garden offers a peaceful retreat in summer when the beach is just too busy.

Designed to feel cosy and warm, the bold colours work beautifully in the living room combined with metallic accessories and stylish artworks (not included with the sale) which pop against the darker tones. Pale cream carpet serves to brighten the space while natural light streams through a wide bay window on the southerly wall. Once two rooms, they have since been opened to create one larger, sociable space for hosting dinner parties or relaxing with family and friends. Bespoke bookshelves and cabinets rise from floor to ceiling on both sides of the room, either side of two fireplaces which are for decorative purposes only.

Passing under stair storage, the kitchen has a fine quality finish with timber cabinetry in racing green topped with white Corian work surfaces. Within these, the fan oven, induction hob and dishwasher are integrated, leaving space for a tall fridge freezer, while the utilities have their own cupboard on the first-floor landing. A glazed door provides garden access from the kitchen, so you can spill outside during the warmer seasons. Abundant with colour from a wall mural and hanging plants, this space takes you a world away from the city. A pergola allows stargazing out and sunlight in, while creating a wonderful frame for climbers and festoon lights which bring atmosphere and magic to the garden.





Returning inside, a stair runner leads up to the first-floor half landing where the bathroom is directly ahead. Using a modern take on a period style, but with added drama and opulence, this room is a sanctuary for soaking in the bath after a long day. Dark walls are offset by white sanitaryware and chrome fixtures and fittings to the separate, rainfall shower and freestanding roll top bath – bliss.

Both bedrooms are fine size doubles with traditional style built-in wardrobes within the alcoves around the chimney breast. In the front bedroom, a useful bedside shelf has been created above the bedhead and both rooms are versatile for a variety of furnishing styles. The street is peacefully tucked away from the main thoroughfares into the city, so you can always ensure a restful night's sleep.

Vendor's Comments:

"There is a unique energy to Kemptown with its 'village' high street and beach nearby. It has been a pleasure to live amongst and the house lends itself well to social occasions and relaxation."





LOCATION GUIDE

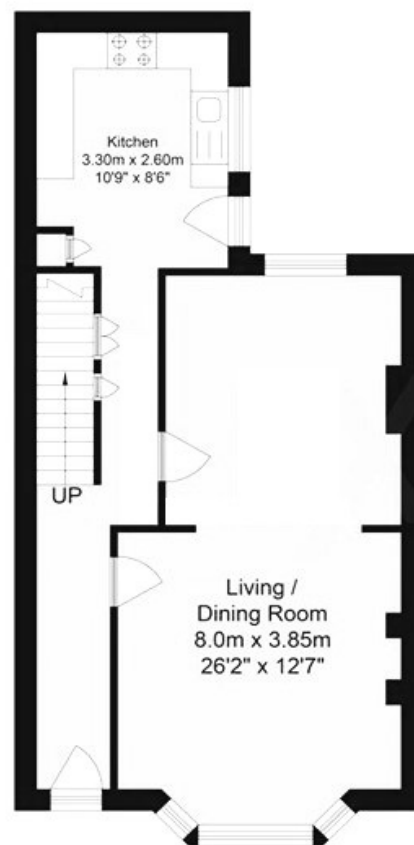
Good to Know:

Permit parking – no list
Can buy visitor permits
Local amenities inc farmer's market
Walk to Marina/Lanes along beach
Racecourse days nearby
East Brighton Park +sports leads to Downs

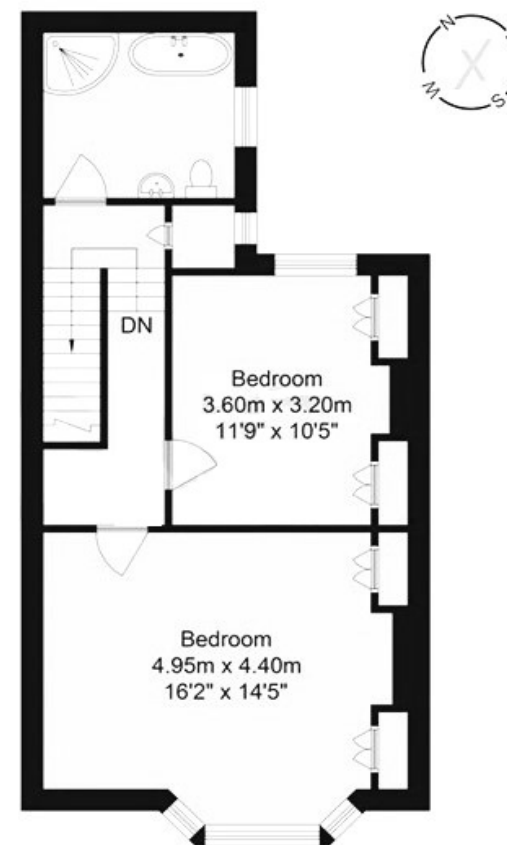
Education:

Queen's Park Primary School
Varndean or Dorothy Stringer secondary schools
6th forms at Varndean, BHASVIC, City College, BIMM
Private schools: Brighton College, Brighton & Hove Girls, Brighton Waldorf, Roedean
Our coastal city is famous for its beaches, festivals, food and shopping– but also for its history, vibrant cultural centre and warm, inclusive community. Bordered by the sea, surrounded by the South Downs National Park and with fantastic schools, colleges and universities we attract professionals, families, students and investors. Kemptown Village has an eclectic mix of cafés, shops, restaurants and even a farmer's market, and its beaches have cafés, bars, a Lido, yoga centre, crazy golf, playground and the Concord 2. Hosting the County Hospital and Brighton General, and it is within walking distance of the city centre and the station although there are local buses and plentiful permit parking with no waiting list in zone H.

Ground Floor



First Floor



Approximate gross Internal floor Area 91.0 sq m/ 979.51 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.