



Marine Terrace Mews, BN2  
Asking Price £825,000

ASTON  
VAUGHAN



## INTRODUCING

# Marine Terrace Mews, BN2

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms |  
1351 Sq Ft | Generous roof terrace and courtyard patio | Garage

A hidden gem within Kemptown, the beautiful homes of Marine Terrace Mews offer a peaceful retreat for home seekers while remaining sociably close to the city centre. Converted from the original coach houses and stables which once served the grand seafront villas, these mews houses have a garage and tall windows over three floors where the coaches, horses and hay were once kept. They have since become striking properties with high ceilings and versatile rooms which work well for families and professionals looking for space to relax and entertain.

You access the mews below an open arch on Bristol Road where you'll find a plethora of exciting cafes, shops and eateries to enjoy. This house has parking within the integrated garage or on the cobbled area to the front of the house, which is a huge bonus in this part of the city where parking comes at a premium. Spread over two generous floors, there is ample living space with both a courtyard garden and a roof terrace to be enjoyed during summer.









Stepping inside, it is clear this home has been renovated by those with a keen eye for modern interior design. The ceiling in the main reception room is gloriously high, offering tall walls for artworks and adornments. A soothing neutral palette has been used in here to complement oak wood flooring, while a marble fireplace gives a nod to the original era of the building. Fitted with a modern wood burning stove, this room is toasty and warm during winter, then in summer, the patio doors link seamlessly with the courtyard garden which becomes a seasonal extension of the home e.









Nearby, the kitchen has a modern take on a traditional style with dark Shaker cabinetry, stone tiled flooring and stone worktops to offer timeless appeal and functionality. Every modern appliance has been integrated so you can move straight in and enjoy cooking up a storm. This room also links seamlessly with the courtyard garden to provide a circular sense of flow to the ground floor when entertaining.

Stepping up to the first floor, there are three double bedrooms offering flexibility for use as home offices, children's rooms or other workspaces depending on need. All have been styled using bold colours, contemporary fittings and finishes to include pendant lighting, French window shutters, wood flooring and wall panelling. The principal bedroom has access to a chic shower room lined in urban-concrete tiling, while the family bathroom feels luxurious with a freestanding oval bath, patterned floor tiles and matt black fittings to the rainfall shower and basin.

From the second bedroom, French doors open to reveal a spiral staircase rising to the roof terrace atop the house, looking out over the rooftops of historic Brighton. Open to the east and west it receives plenty of sunshine during high season and with almost 13 sq. m. to play with, there is room to socialise, barbecue or simply relax up here.









## LOCATION GUIDE

### Vendor's Comments:

"This has been a fantastic house for us and a joy to renovate. It is incredibly peaceful when working from home and a great place to entertain friends. We have adored living so close to the beach and Kemp Town 'Village', but as our family grows, we hanker after more outside space. We have enjoyed many summer nights on the roof terrace, however, watching the sun set over the rooftops with a glass in hand – so there is plenty we will miss."

### Closest Schools:

Primary: St Luke's Primary, Queen's Park Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

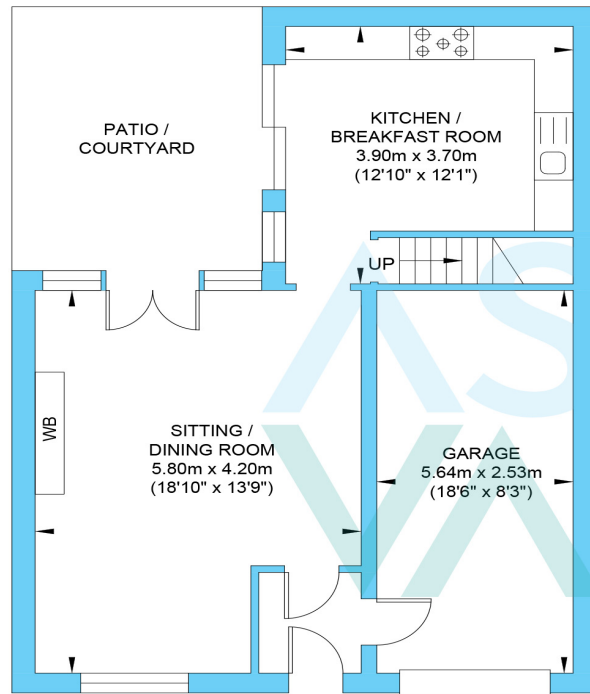
Private: Brighton College and Prep.

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this period property. The beach is down the road, and it is just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinema, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It is also close to several bus routes serving the city centre, coast and Brighton Station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far.

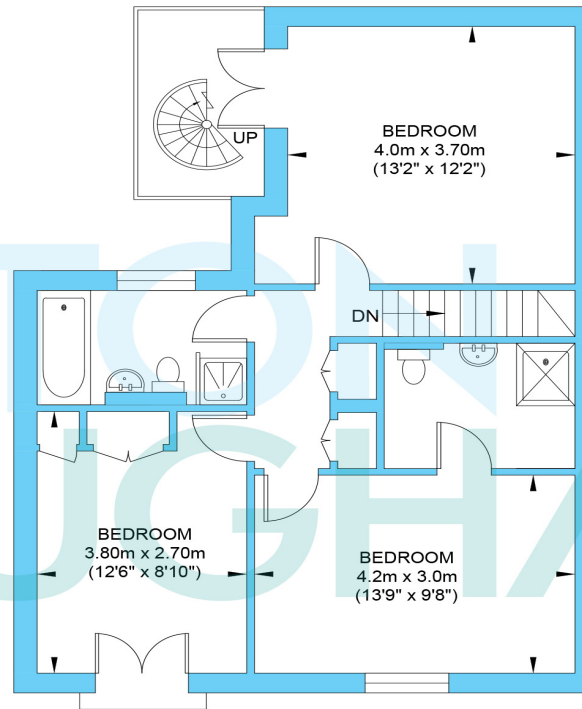




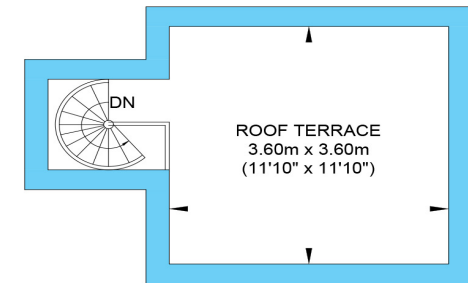
# Marine Terrace Mews



Ground Floor  
Approximate Floor Area  
592.01 sq ft  
(55.0 sq m)



First Floor  
Approximate Floor Area  
597.28 sq ft  
(55.49 sq m)



Second Floor  
Approximate Floor Area  
162.53 sq ft  
(15.10 sq m)

Approximate Gross Internal Area (Including Garage) = 125.59 sq m / 1351.82 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.