



Newmarket Road, BN2

£230,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Newmarket Road, BN2

1 Bedroom | 1 Bathroom | 394 sq ft | Garden |

Brimming with potential, this sweet one-bedroom flat is ideally located for the city and universities making it perfect for those looking to get that first step on the ladder. It has been well maintained, but it offers new owners the chance to put their own stamp on the place. It is naturally light with sole access to a sweet patio garden to the rear and its own street entrance due to its lower ground position within the building. Sitting within a Victorian terraced house to the east of Lewes Road, it is peaceful, yet incredibly well-connected to the city with all its delights in walking distance.

Stepping down to the flat, you are greeted into an entrance hall with space to hang coats and arrange shoes. The bedroom is first to the right facing the front of the building, yet a frosted windowpane and the lower-level position ensures it is private from the street. It is a lovely double room with freshly painted walls and wood flooring offering a neutral blank canvas for new owners. There is ample space for a double bed and freestanding bedroom furnishings without compromising on floor space.

Moving through the flat, the living room sits centrally with direct access to a surprisingly large patio which becomes a wonderful extension of the home during warmer weather. There is space for furniture to dine alfresco, and huge scope to add colour and planting of your choice which would brighten up the outlook from inside. Internally there is space for relaxation on comfortable sofas and for formal dining alongside the kitchen which feels partially open to the room. It is simply designed in here with shaker units and an integrated oven, gas hob and under counter fridge, while space has been left for a washing machine. Likewise, the shower room adjoining has plenty of natural light, and while it is in perfect working order, there is potential for modernisation to add value.

Share of freehold





OWNER'S THOUGHTS

"This is a great area to live in - there's a real buzz about the place with a mix of families, professionals and students living in the surrounding streets. The transport links are amazing, but I love being able to walk into the city...on the flat, in just a few minutes."

Good to Know:

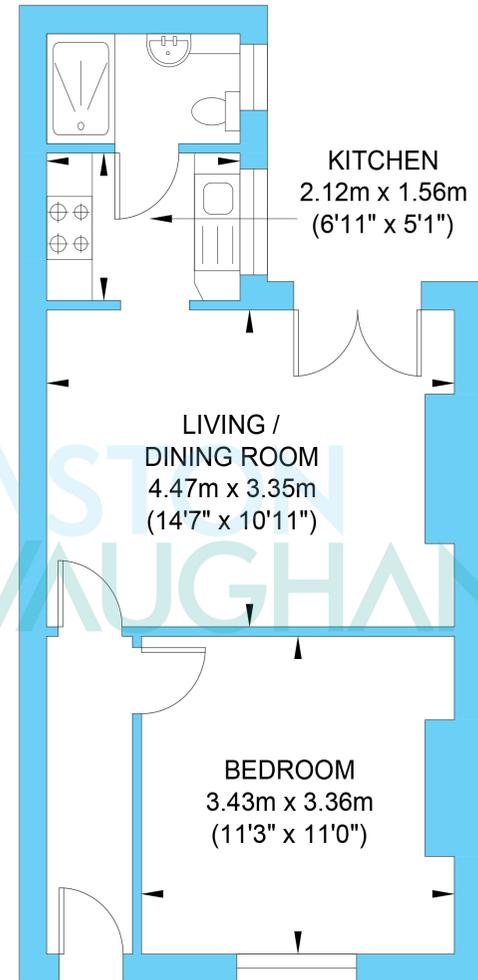
This sunny flat is situated in a popular area with lots of local shops and green spaces nearby. From The Level Park to The Patch and The Steine Gardens, you're not short of outside space, or the South Downs Nation Park is a 10-minute hike up Bear Road where the views are sensational in all directions. The city centre shopping districts and beach are also within easy reach, and this home also offers easy access to Brighton Station, London Road Station and Moulsecoomb Station - plus the bypass - all of which have direct and fast links to the universities, Lewes, the airports and London.

Education:

Primary: Fairlight Primary School

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College



Lower Ground Floor Flat
Approximate Floor Area
394.28 sq ft
(36.63 sq m)