



Bristol Gardens, Brighton, BN2

£599,950

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Sales and Lettings

## INTRODUCING

# Bristol Gardens, Brighton, BN2

2 Bedrooms | 1 Bathrooms | 1-2 Reception Rooms | 976 Sq Ft |

Just a few minutes' walk from both Kemp Town Village and Queens Park, this two-bedroom Victorian terraced house is a hidden gem in the city. Spread over two floors and with two-double bedrooms, it is a fine size for professional sharers or small families alike. The interior decoration is stylish, using a heritage palette alongside modern fittings to complement the building's original period charm.

Sitting mid-terrace with an olive-green façade and windows picked out in white, it is clear the current owner of this house has an eye for colour which is reflected when stepping inside. Within the living room, deep midnight blue accentuates the walls and bookshelves, complementing white painted floorboards and a panelled ceiling which serve to brighten the space. White window shutters provide privacy while filtering light from the south and this fresh and modern palette continues through to the kitchen and dining room leading out to the garden. A period fireplace offers a nod to the original age of the building, while the rest of the space feels contemporary.

Within the kitchen, white handle free cabinetry is highlighted by warm metallic accents, picked up in the copper piping and pendant light fitting. Every appliance has been integrated, to include a wine fridge, gas hob and fridge freezer, so you can move straight in with relative ease.

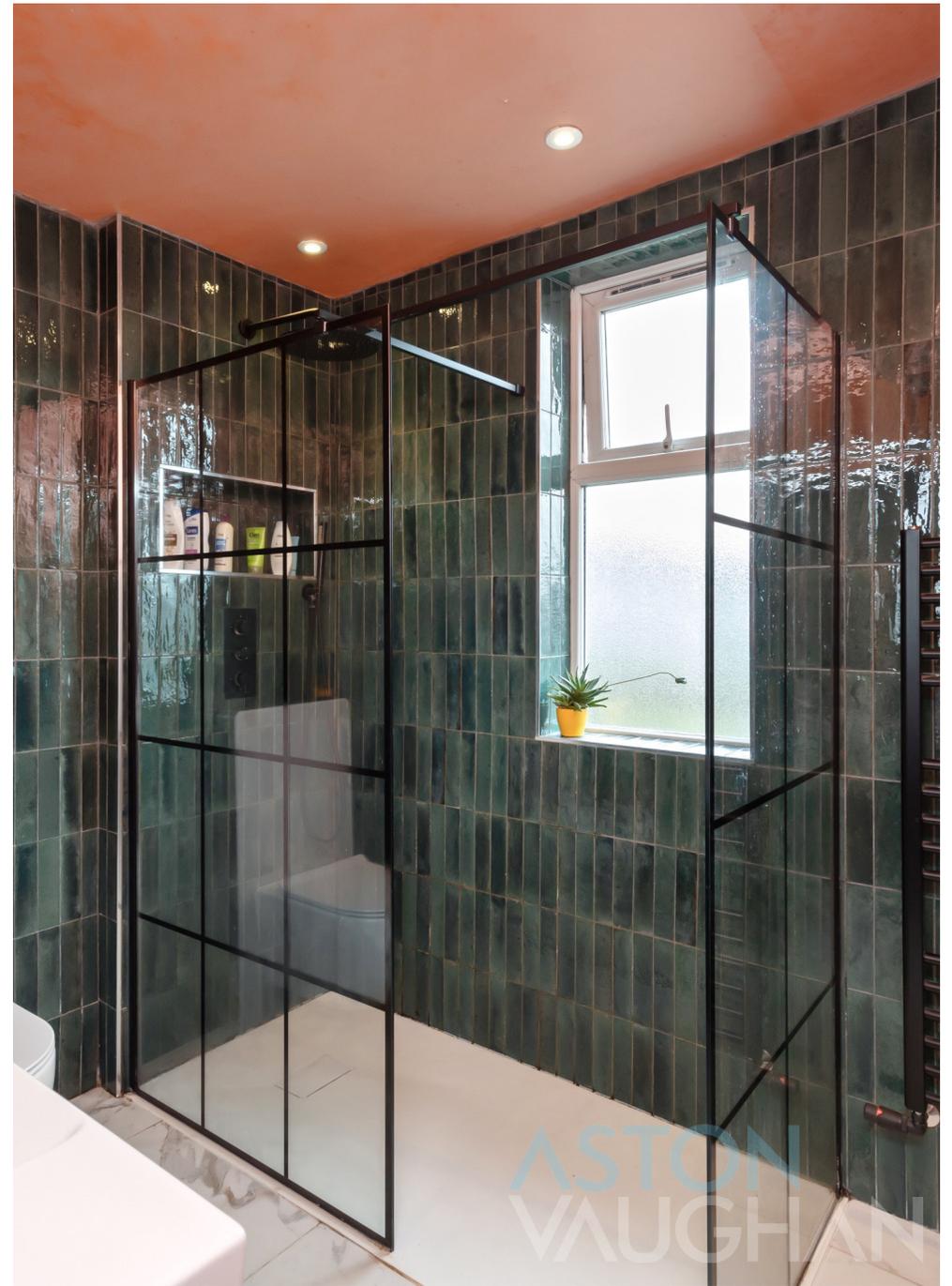




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Returning inside, there are two double bedrooms and a stunning shower room on the first floor. Oblong tiles in earthy green are paired with burnt orange and darker metal tones within the towel rail and Crittall-style shower door. Both bedrooms are double with the larger room spanning the front of the house with a southerly aspect and wardrobes built in around a desk for those working from home.

There remains some scope in areas to continue renovations to add further value, and there is potential to convert the loft into a third bedroom as neighbours have set a precedence.





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French doors open from the dining area to steps leading down to the garden where timber and concrete seating has been created with planting on either side and a barbecue grill built into the wall. It is a low-maintenance garden with ample space for drinks and dinner alfresco, where outdoor lighting illuminates well after the sun has gone down.



## LOCATION GUIDE

### Good to Know:

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 which are an easy walk from this unique home. The beach is a short walk from here, now hosting Sea Lanes outdoor swimming pool and nearby is Soho House's 'Brighton Beach House' and it's 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, cinemas, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's 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, and permit zone H has no waiting list.

### Education:

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

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

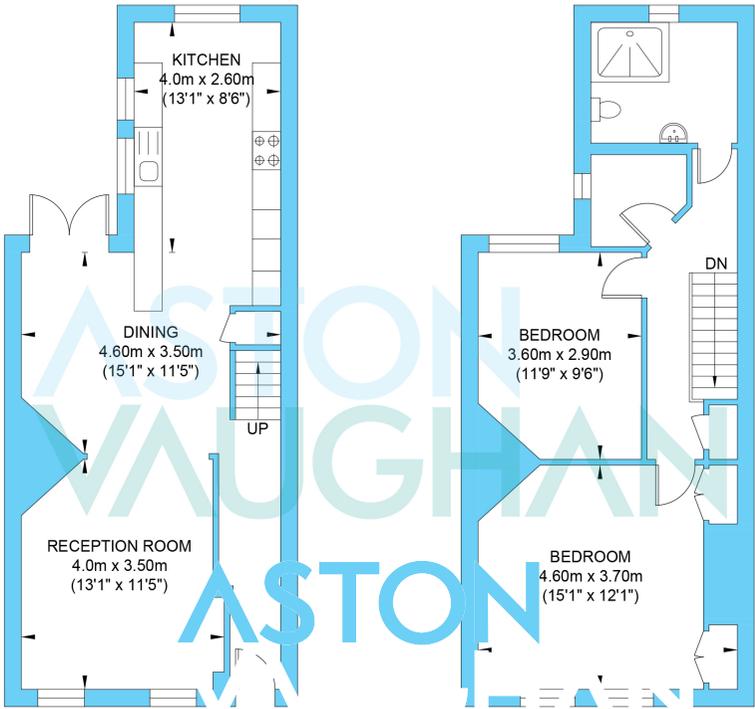
Private: Brighton College and Prep. Roedean

### Vendor's Comments:

"This is a really comfortable home which feels far more spacious than you imagine from outside. The location has been incredibly convenient, and Kemp town has a fantastic sense of community which I will miss."



# Bristol Gardens



Ground Floor  
 Approximate Floor Area  
 488.25 sq ft  
 (45.36 sq m)

First Floor  
 Approximate Floor Area  
 488.25 sq ft  
 (45.36 sq m)

Approximate Gross Internal Area = 90.72 sq m / 976.50 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.