



Waterloo Street, BN3
Offers in Excess of £250,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Waterloss Street, BN3

1 Bedroom | 1 Bathroom | 390 sq ft |

Brunswick Town is the ideal place to truly experience the Brighton and Hove vibe, so you cannot beat the location of this one-bedroom, first floor apartment. The eclectic mix of shops, bars and restaurants of the city are just one minute up the hill; the beach is visible at the bottom; and you are surrounded by beautiful Regency architecture. It is deceptively spacious with a generous, open plan living room offering a wealth of original period detail, paired with a contemporary palette and fittings. The monochrome scheme brings drama, light and shade to the room with a dark ceiling with contrasting plasterwork features picked out in white. These tones are echoes in the tall timber shutters around the full height bay window, facing east to bring in the morning light.

Running along the northerly wall, the kitchen is streamlined and modern with predominantly integrated appliances, leaving space and plumbing for a washing machine. There is ample space for formal dining and large, comfortable sofas in here, around the marble fireplace – which is for decoration only, and a lovely nod to the original heritage of the building.

Moving through the apartment, the shower room is equally smart and on-trend with patterned wall tiles around the walk-in shower. Next door, the bedroom is a fine size double room with a timber panelled corner with hanging space for clothes. The dark and light block shades work well in here too where the ceiling is high and the window is gloriously tall, looking out over neighbouring gardens to the west.





OWNER'S THOUGHTS

"It has been a joy living here with the city's energy all around you, and you don't miss having a garden of your own when the beach is at the bottom of the road and the communal gardens are just seconds away."

Good to Know:

As the grand design of renowned 19th Century architect Charles Busby, Brunswick was to be a 'new town' for all levels of society, built around the regal townhouses of the square. The lattice of streets surrounding it were built to house the residents who served this bustling community, and almost two-hundred years later, this area remains just as desirable. Even the retailers, theatres, eateries and people have remained the same: a fabulous mixture of stylish, diverse, and creative folk, loving life by the sea. Busby himself could not have wished for more.

This bright and airy flat is ready for the busy modern lifestyle, enjoying excellent transport links with buses stopping at the top of the road to take you throughout the city and beyond. There are fast trains to London just 10-minutes away at Brighton Station and the beach is at the bottom of the hill for cold water sea swimming and picnics on Hove Lawns – it's the best place to experience the quintessential Brighton & Hove lifestyle by the sea.

Education:

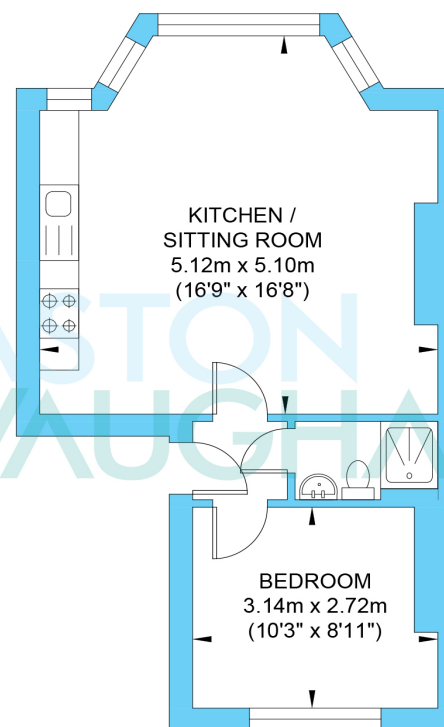
Primary: Brunswick Primary, Hove Primary School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College



Waterloo Street



First Floor
Approximate Floor Area
390.40 sq ft
(36.27 sq m)

Approximate Gross Internal Area = 36.27 sq m / 390.40 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.