



Eastern Terrace, BN2

£750,000

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INTRODUCING

Eastern Terrace,

2 Bedrooms | 2 Bathrooms | 1 Large Open Living Room
1406 Sq Ft | Grade II Listed | Private Rear Terrace

With direct sea views, soaring ceilings and a wealth of period features, this Regency apartment on Kemptown Seafront is a real gem. Beautifully presented throughout using a palette of creams and whites, it is light and airy with many contemporary features to complement its Regency charms.

It sits just a short walk from the relaxed café culture of 'Kemp Town Village' where you'll find boutique shops, artisan eateries and a warm welcome. The Lanes and theatres of the city are just five-minutes away by cab, and the local schools are highly sought after, so this sizable apartment will interest families, home seekers, weekenders and investors alike.

These exquisite Regency townhouses have an air of grandeur, offering some of the finest examples of Georgian architecture in the city. They were the first to be built in the city (then town) during the early 19th Century, attracting wealthy and fashionable Londoners to live a luxurious lifestyle on the south coast. While most have been converted into sizable apartments such as this one, they continue to appeal with their generous proportions and striking period features.





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This apartment impresses in its scale from the moment you step foot through the door. It is attractive on approach, with a handsome façade in pale gault brick and a grand portico entrance facing the sea. The scale of the building is breathtaking within the communal corridor, with the same lofty proportions continuing into main reception room.

With natural light bathing the room from the south and two tall shuttered windows framing the sea and skylscapes across the promenade, this room offers a stunning space to entertain friends or to simply relax after a long working week. In a room of this scale, there are clearly defined areas for generous furnishings around the period fireplace, alongside a dining table and chairs, perfectly placed alongside the kitchen which sits open to the room but recessed. High above your head are original decorative wall friezes below intricate plasterwork cornicing and a ceiling rose, while below are deep skirting boards bringing Regency character to the room. Wood flooring has been modernised, bringing warmth to the space while complimenting the tones of the kitchen cabinetry.

Tucked away but easily accessible, the kitchen feels spacious and well designed to include an integrated washing machine, dishwasher and fridge freezer, leaving space for a range cooker, which may be included with the sale (please ask you agent for details on this). There is a vast amount of storage and granite workspace for the keen cook, so you can move straight in without changing a thing.

Moving through the flat, the principal bedroom suite sits peacefully to the rear of the building with a gloriously high ceiling and a naturally curved wall with two tall sashes framing private views over the terrace. Neutrally decorated with soft carpet under foot, this room will suit all styles of furnishing and even with a king size bed, the floor space is not compromised. The ceiling height allows for a sizable mezzanine floor which could have any number of uses as a walk-in wardrobe, exercise/ yoga space or an occasional sleeping area for guests. Below it, the en suite bathroom has Travertine floor tiles and a traditional style four-piece sanitaryware suite, in keeping with the era of the building. There is a full bath and a separate shower for when time is of the essence.





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Bedroom two is another elegant double room with direct access to the private terrace, so with the door open during summer, the cool seafront breeze can flow through. Outside, there is ample space for barbecues and gatherings, or sitting with a morning coffee or sundowner, plus it is perfectly low-maintenance, ready for the busy modern lifestyle.

Bedroom two has easy access to the second bathroom across the hall which shares the same traditional styling but with a roomy, curved door shower cubical.



Vendors' Comments:

"Living on Kemp Town Seafront never tires, particularly during summer when you can pop to the beach in the evening for dinner and drinks, or for sea swimming in the morning. Sea Lanes is a great addition to the seafront, when the sea is a little cold or rough, and there is so much to enjoy within walking distance from the flat – from the city centre restaurants and bars to the lovely cafes and shops closer by in Kemp Town Village. It will be a wrench to leave here."

Education:

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

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

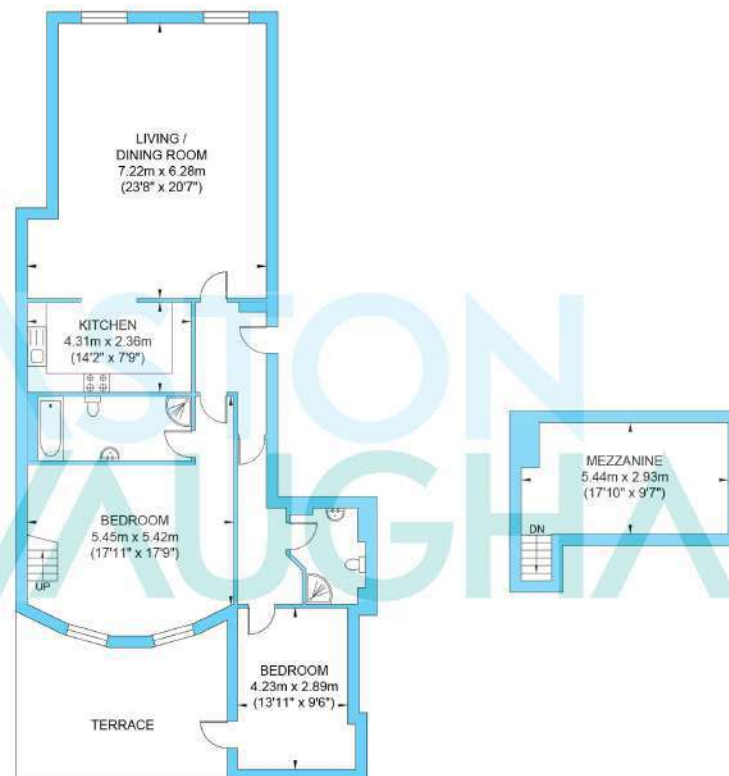
Private: Brighton College, Brighton Prep., Montessori, Roedean

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 and all are easy to reach from this Grade II listed home. The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including The Steiner and 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 tenfifteen-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.



Eastern Terrace



Ground Floor
Approximate Floor Area
1224.0 sq ft
(113.68 sq m)

Mezzanine
Approximate Floor Area
182.0 sq ft
(16.92 sq m)

Approximate Gross Internal Area = 130.6 sq m / 1406.0 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.