



Sussex Row, BN2 Offers In
Excess Of £550,000

ASTON
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INTRODUCING

Sussex Row, BN2

3 Bedrooms | 2 Bathrooms | 1 Large Reception Room
1040 Sq Ft | Off Street Parking | South facing roof terrace & rear patio garden

Just a few minutes' walk from Kemp Town Village, the beach and East Brighton Park, this three-bedroom townhouse is ideally located for families and professionals alike. Spread over three floors, with three-double bedrooms and two bathrooms, it offers versatile living space for both entertaining and relaxing in style. As a newer build, the interior decoration is on trend using streamlined fittings and a fresh, neutral palette to suit all styles of modern furnishing.

Immaculate in cream, the façade of this modern home sits in keeping with its historic Regency neighbours. Casement windows with aluminium frames bathe each floor in natural light from the south, with a discreet roof terrace on the top floor to receive sunshine right through the day.

Stepping inside, the kitchen greets you with gleaming white handle free cabinetry and fully integrated appliances. It offers a wealth of storage from floor to ceiling and composite stone worktops bring form and functionality to the space. Moving through the ground floor, passing hallway storage for coats and shoes, and the laundry area, cream floor tiles make way for ash wood boards in the main reception room. Bright and airy, this room invites entertaining with space for a formal dining table and homely furnishings. During summer, bi-fold doors open to the peaceful and private rear garden which becomes a natural extension of the space for summer soirees and barbecues. There is ample space for garden furniture and the whole space is perfectly low maintenance, ready for the busy modern lifestyle. The garden also holds a bike store with electrical power and a gate to the parking area.





Stairs rise centrally in the house up to the first floor where there are two double bedrooms with a bathroom between them, so they do not share a wall. Both rooms have soft grey carpet underfoot and pale walls, creating a blank canvas for new owners. The bathroom is fresh in white with porcelain stone wall tiles and ample storage for toiletries and towels.

A further set of stairs with glass balustrades rise to the principal bedroom suite spanning the entire second floor. It is beautifully light with a wall of glazing on the southerly elevation, opening to the roof terrace. Up here you can gaze out over the historic local landscape to east and west where at sunrise and sunset, the skies light up with colour – ideal for both morning coffees and sun downers. The en suite shower room is contemporary with a monochrome scheme and stylish porcelain floor and wall tiles.





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Vendors' Comments:

"It was the roof terrace which sold the house to us, and we use it all the time. Having two areas of outside space has been a real treat – as has living so close to the beach during summer, and we cannot fault the location for convenience. To have a parking space in this area is also gold dust, so we will miss that hugely with our next move."

Education:

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

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

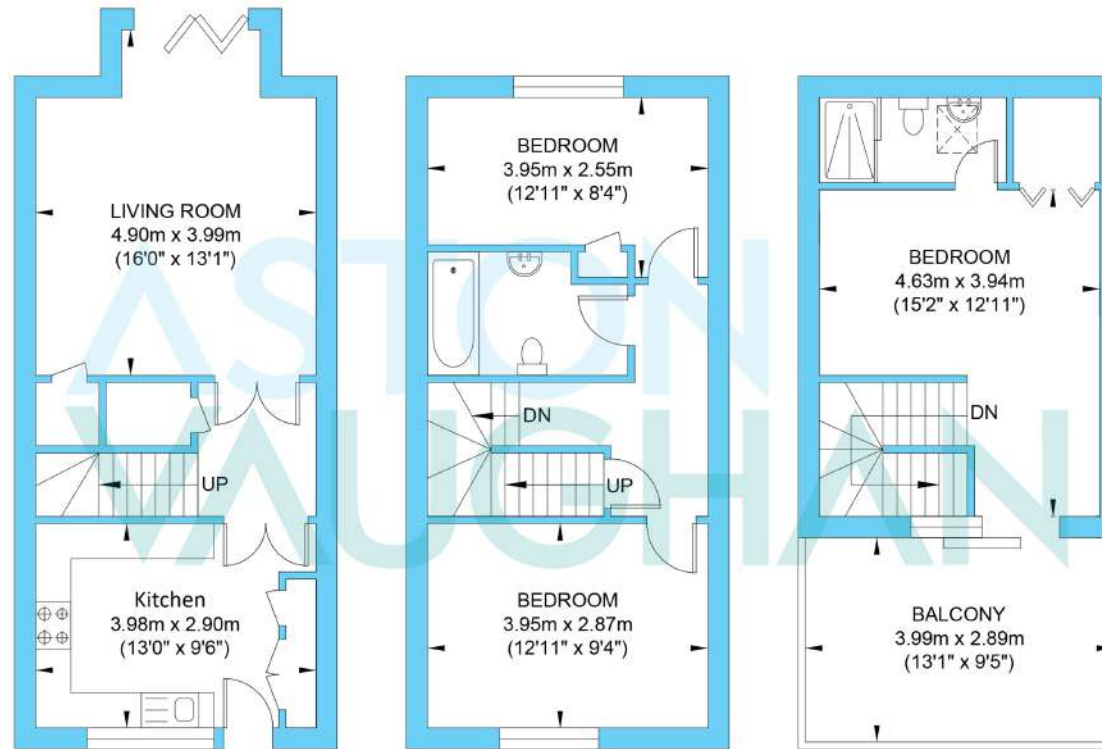
Private: Brighton College and Prep. Roedean

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 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 this house comes with a parking space – ideal in an area where parking comes at a



Sussex Row



Ground Floor
 Approximate Floor Area
 403.32 sq ft
 (37.47 sq m)

First Floor
 Approximate Floor Area
 382.97 sq ft
 (35.58 sq m)

Second Floor
 Approximate Floor Area
 254.45 sq ft
 (23.64 sq m)

Approximate Gross Internal Area = 96.69 sq m / 1040.74 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.