



Eastern Terrace Mews Kemp Town, BN2
Offers in Excess of £525,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Eastern Terrace Mews, BN2

3 Bedrooms | 2 Bathrooms | 1 Reception Room | 999 Sq Ft |
Garage | South-facing balcony

Tucked away off Kemptown Seafront behind the Regency homes of Eastern Terrace are Eastern Terrace Mews, converted from the original coach houses and stables which once served the grand seafront villas. They are now striking properties in their own right, with the added benefit of garage parking and private access.

You access the mews below an open arch on St Georges Road here you'll find a plethora of exciting cafes, shops and eateries to enjoy. This house enjoys a southerly aspect bringing natural light into the main rooms throughout the day. It is spread over three storeys with parking to the front or in the integrated garage – which may also be ripe for conversion subject to planning.

Stepping inside, the entrance hall has space to hang coats across from the separate WC cloakroom. The integrated garage has access to the right, while the kitchen and dining room are to the left. Streamlined and modern, the kitchen enjoys plenty of storage alongside integrated appliances within dove-grey gloss cabinetry. This echoes the wood laminate floor which runs to the southerly end of the room where there is space for a formal dining table and chairs.

Up on the first floor, the living room has access to the balcony, looking out to the peaceful mews. There is space to relax up here on comfortable furnishings while the coastal breeze flows through during the warmer seasons. Next door, the first bedroom is currently used as a home office for two with built-in shelving and cupboards, yet it is a fine size to allow a small double bed with freestanding furnishings if needed. It may even be possible to knock-through to the large storeroom to the rear, extending the space, again, subject to planning.

Moving up to the second floor, there are two further double bedrooms sharing two-bathrooms, both with traditional tiles. The shower room in en suite to the principal bedroom which also benefits from a wall of mirrored wardrobes to maximise the floor space. Bedroom two also has ample built-in storage and both rooms face south enjoying the natural light available. All three bedrooms have soft carpet underfoot and the main bathroom has a shower over the bath.





LOCATION GUIDE

Vendor's Comments:

"There is a unique energy to Kemptown with its 'village' high street and beach so close-by. There is also a lovely sense of community within the mews we shall miss, but it is time to downsize now."

Closest Schools:

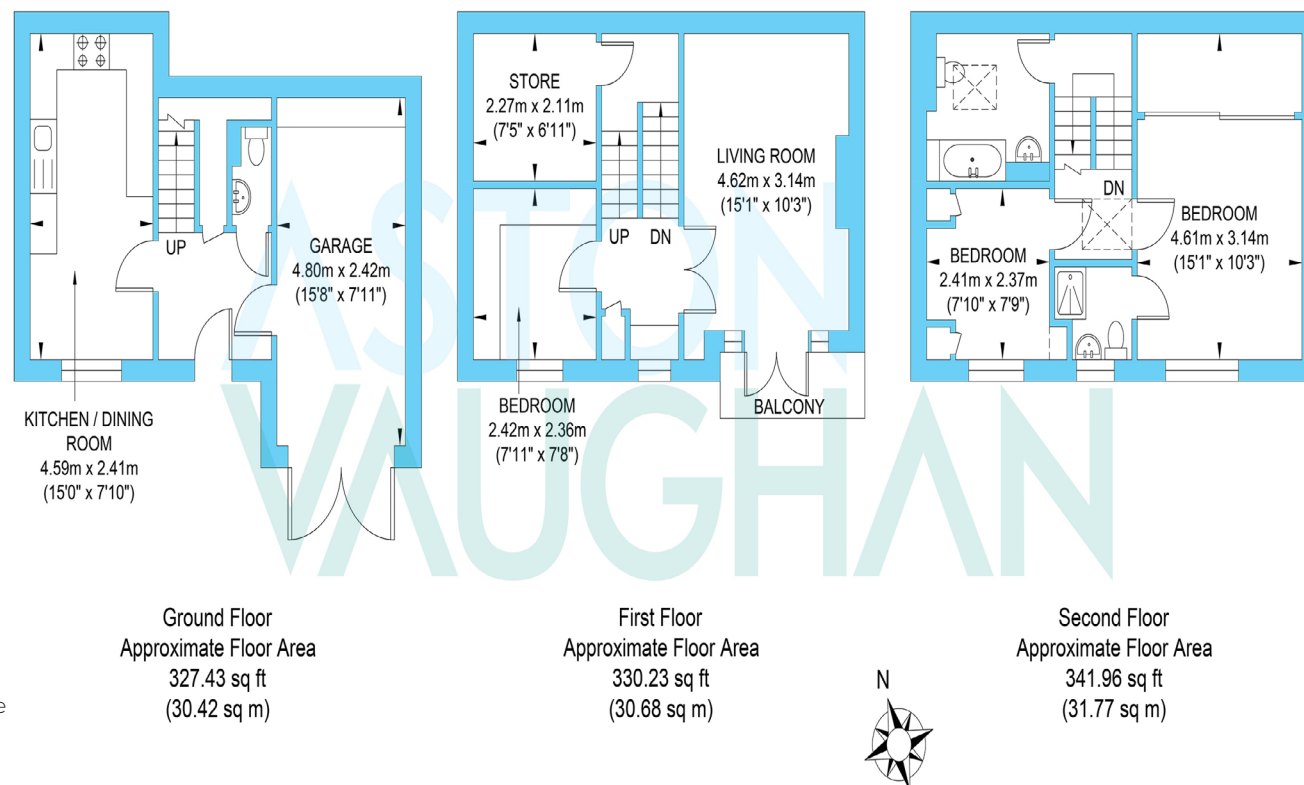
Primary: St Luke's Primary, Queen's Park Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep.

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 period property. The beach is down the road, and it is 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, cinema, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It is 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.

Eastern Terrace Mews



Approximate Gross Internal Area (Including Garage) = 92.87 sq m / 999.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.