



College Road, BN2

£335,000

**ASTON**  
**VAUGHAN**

Sales and Lettings

## INTRODUCING

# College Road, BN2

2 Bedroom | 1 Reception Room | 1 Bathroom | 702 sq ft |

Set in the heart of Kemptown 'Village' with every amenity on its doorstep, this two-bedroom apartment is ideally located to enjoy the very best of Brighton & Hove. It resides within a Victorian conversion property spanning the second and third floors creating a deceptively spacious home with two double bedrooms and space for entertaining, relaxation and working from home.

While it is a city centre home, it is tucked away from the main roads, and its elevation above the city means it is a peaceful space. Stepping in through the communal main door, stairs rise to the second floor and the door to this apartment. Once inside, an internal staircase rises to the kitchen on the first half landing, adding to the feeling of space within the property. It is a great size offering plenty of storage solutions alongside some integrated appliances, leaving space for a washing machine.

Steps rise again to the main body of the flat where the eye is drawn first to the main living area spanning the front of the house with a wide bay sash window almost covering the westerly wall bringing in far reaching views and bathing the room in natural light. White walls and fawn carpet offer a blank, neutral canvas to suit all styles of furnishings and there is ample space for both relaxed sofas and a dining table and chairs.

Bedroom one is also on this level next to the bathroom which feels like an en suite while being accessible to all. The bedroom is a fine size double room with space for sizable furnishings without compromising on floor space. Peacefully positioned on the uppermost level to the rear of the building, bedroom two is another double room, making it ideal for sharers or small families with one or two children who can share.





### Vendor's Comments:

"This property has been a pleasure to own. Its character, spacious layout, and fantastic location have always made it easy to let and appealing to tenants.

The combination of period charm and proximity to both the seafront and central amenities has ensured it remains consistently attractive. It's been well cared for and has served as a solid, low-maintenance investment.

Now, it's time for a new owner to enjoy everything this remarkable home and setting have to offer."

### Closest Schools:

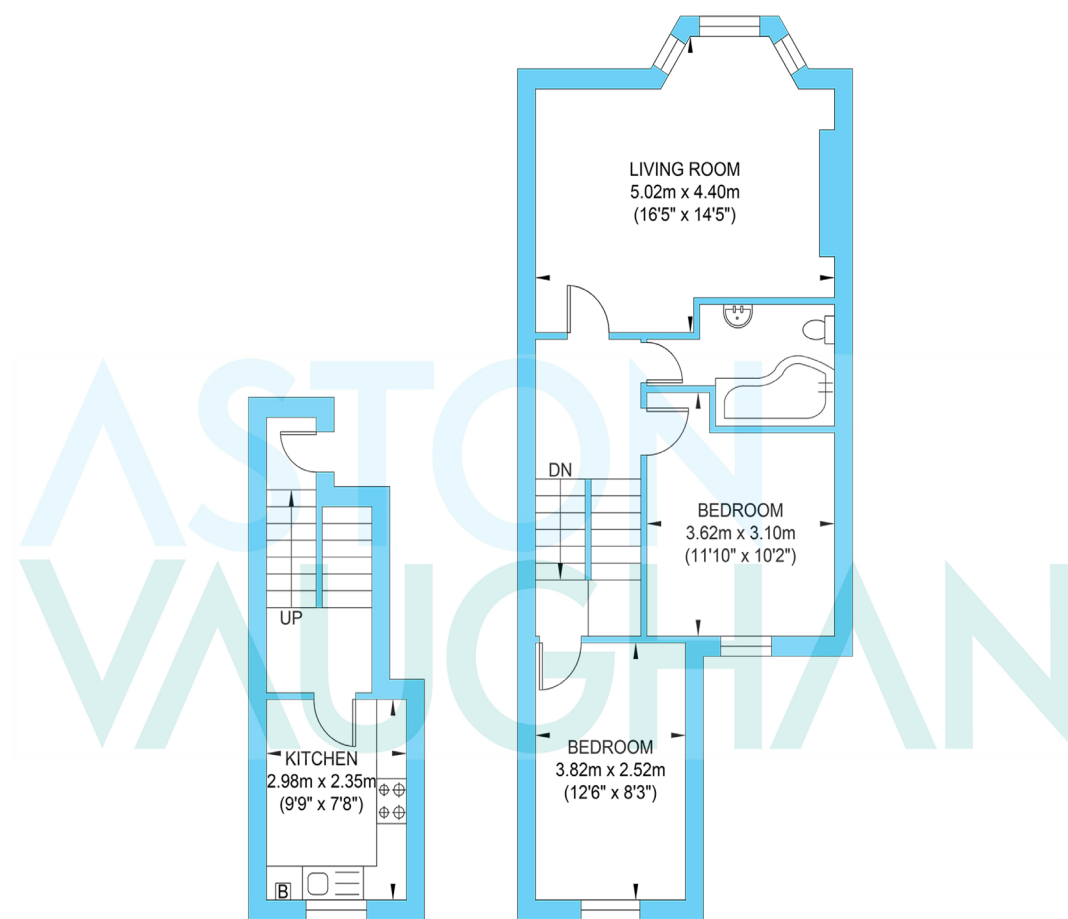
Primary: St Luke's Primary, Queen's Park Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep.

### 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 period property. The beach is down the road, and it is in the centre of the fashionable Kemp Town Village, which hosts Soho House and several café, bakeries and pubs. The Hospital and good schools including the award-winning Brighton College, alongside 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.



Second Floor  
Approximate Floor Area  
141.86 sq ft  
(13.18 sq m)

Third Floor  
Approximate Floor Area  
560.90 sq ft  
(52.11 sq m)

Approximate Gross Internal Area = 65.29 sq m / 702.76 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.