



IANOS

5

4

FOOD & WINE
LICENCE
ROCK FOOD & WINE
Kebab - Burgers - Pasta - More - Daily Delivery

Rock Street, BN2
£875,000

ASTON
VAUGHAN

INTRODUCING

Rock Street, BN2

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms
2418 Sq Ft | Sunny roof terrace & balcony | Private courtyard

Good to go with beaches, café bars, restaurants and the i360 at the end of this Grade II listed Regency terrace, this design-led apartment which sweeps open to an iconic balcony with sea views offers a glamorous lifestyle on a quiet no through lane just 1 block from the vibrant Western Road. Inside, this luxury home spans a magnificent 55.51m² (597.50 sq. ft.) where the living dining room, with a wood burning stove, and principal bedroom, both open to the sunny balcony, the kitchen is high spec and the generous single bedroom is a great home office or ideal for guests as it is private within the apartment and has the luxury bathroom nearby. Just 2 mins walk to the vibrant seafront, a short travel to Waitrose and al fresco amenities of Western Road with Brighton Station's direct trains to Gatwick and London just 7 mins by cab, (20 on foot,) it's a great buy or investment.

One of the most sought after locations in the city surrounded by chic cafés, restaurants, a historic heart and inclusive community, this apartment within a stroll of major city attractions is tucked away from tourists. It is also close to the sociable Hove Lawns which hold keep fit classes and host events during festivals, highly rated local schools are all within easy reach and both the coast road and Western Road have bus routes and swift links to take you into or out of the city





Enjoy a social, coastal lifestyle in this private house in a sought after street just a few minutes from the marina and seafront where nearby beaches have coffee houses, bars, yoga studios and a new Lido. Private and secure it is also surprisingly quiet for its fashionable location with shops and restaurants a few steps away.

Inside the house has been re-modelled to a very high standard and the ground floor delivers a spacious living, dining room and kitchen which brims with light and character. Spanning the building from front to back, original shop windows at the front are frosted for privacy whilst French doors at the far end open to a sunny balcony with space for a table and chairs, and steps down to the courtyard below. Lined with shelving, this comfortable, versatile space has plenty of room for sofas and family table by a wood burning stove. Tucked away from the social flow, the kitchen area has a central island with a gas hob and ovens built in. Custom made cabinets offer ample storage and practical working surfaces, and there is also a free-standing larder.

Downstairs, a spacious sitting room has generous proportions, stripped floorboards and is not overlooked. Also on this level is an unusually large utility room, used as a workshop as well as a useful cellar/store. There's access to a quiet courtyard where the quirky outside w.c. can be found.

On the 1st floor, the inviting principal bedroom has plenty of historic character with panelling beneath the two large windows which bathe the room with light, oak flooring and free-standing wardrobes. Next door, the fabulous bathroom has a Victorian influence in the freestanding roll top bath, classic hand basin and exposed brickwork – but there is also LED lighting within the high end flooring.

On the 2nd floor, 3 more light and airy double bedrooms each have a mezzanine level to explore and share a stylish w.c. At the top of the house, the jewel in the crown of this chic historic townhouse, the lit roof terrace is ideal for entertaining with 6.83 x 5.85m (22'4 x 19'2) to share with friends and enjoy panoramic views across Kempton.





TON
UGHAN
VAUGHAN



Vendors' Comments:

"This is an ideal spot to have a full time home, high end investment or a b&b for holidays with something for everyone of any age from the boat trips, cinemas and waterfront restaurants of the Marina to vibrant central clubs or plays at the Theatre Royal. Local buses take you into or out of the city if you don't want to walk to the Lanes or East Brighton Park which leads to open countryside, and inside the house is big enough to entertain in style."

Education:

Primary: St Mark's Primary School

Secondary: Varndean, Dorothy Stringer, Longhill

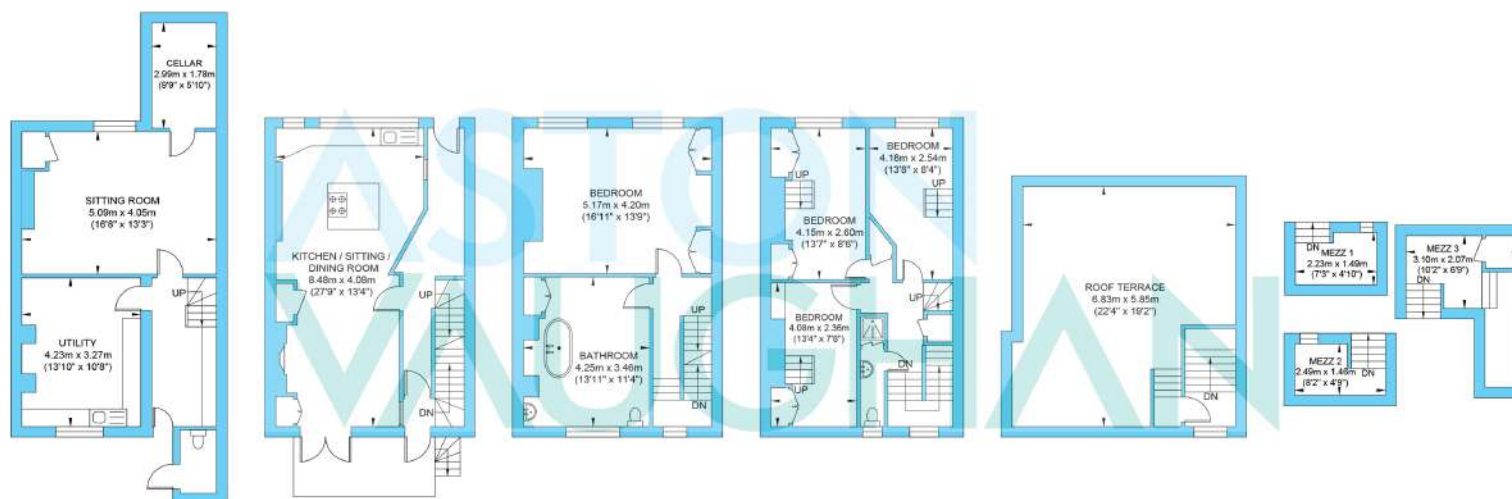
Sixth Form: BHASVIC, City Academy, BIMM

Good to Know:

Known for its bohemian atmosphere, specialist shops and a farmer's market as well as having a Co-Op and a chemist, Kemptown Village is a sought after location by the sea. Its beaches are not yet discovered by crowds of tourists but have seafront bars, a lido, yoga studios, volleyball courts and Concord II, and both the marina and the pier are a stroll. Favoured by local professionals the hospital, law centres and Amex are nearby and the theatres and Lanes at Brighton's historic heart are also within walking distance, either along the seafront or St James' Street – which also hosts Pride. Although there's no list for permit parking, you're not tied to a car as buses go into the city and the station or out along the coast to the National Park.



Rock Street



Lower Ground Floor
Approximate Floor Area
562.19 sq ft
(52.23 sq m)

Ground Floor
Approximate Floor Area
472.85 sq ft
(43.93 sq m)

First Floor
Approximate Floor Area
472.85 sq ft
(43.93 sq m)

Second Floor
Approximate Floor Area
472.85 sq ft
(43.93 sq m)

Third Floor
Approximate Floor Area
437.76 sq ft
(40.67 sq m)

Mezzanine
Approximate Floor Area
178.25 sq ft
(16.56 sq m)



Approximate Gross Internal Area (Excluding Mezzanine) = 224.69 sq m / 2418.5 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.