



St Mary's Square, BN2
£700,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

St Mary's Square, BN2

3 Bedrooms | 1 Bathroom | 1 Reception Room | 1546 sq ft |
Sunny Rear Garden

Nestled in the highly sought-after Kemptown area of Brighton, this charming three-bedroom mews house presents an exceptional opportunity for those seeking a vibrant coastal lifestyle combined with unparalleled convenience. Perfectly positioned, this property offers a unique blend of period character and modern living, making it an ideal home for families, professionals, or those looking for a quintessential Brighton retreat.

Upon entering, you are greeted by a welcoming atmosphere that flows through the well-proportioned reception room, providing a comfortable space for relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, creating a bright and airy feel throughout the home. The kitchen, while not explicitly detailed, would typically complement the living space, offering functionality for daily life.

One of the standout features of this delightful mews house is its sunny rear garden. This private outdoor oasis provides a perfect setting for al fresco dining, morning coffees, or simply unwinding in the sunshine. It's a rare and valuable asset in such a central location, offering a tranquil escape from the bustling city life.

The property boasts three comfortable bedrooms, providing ample space for family members or guests. The single bathroom is well-appointed, catering to the needs of a busy household, and is complemented by the en-suite in the master bedroom and the toilet/washroom close to the living room and kitchen. Each room is designed to offer a peaceful sanctuary, ensuring a restful night's sleep after a day spent enjoying Brighton's many attractions.

Location is paramount, and this property truly excels. Situated within a short, pleasant walk to Brighton's iconic beach, residents can easily enjoy invigorating sea air, leisurely strolls along the promenade, or vibrant beachside activities. The allure of the sea is always within easy reach, offering a lifestyle that many can only dream of.

For families, the educational opportunities surrounding this home are simply outstanding. The property benefits from excellent schooling nearby, with the prestigious Brighton College Pre-Prep located at the top of the road. Furthermore, the Prep and Senior schools of Brighton College are just a short walk away, providing an unbroken educational journey for children from their early years right through to their secondary education. This proximity to such highly regarded institutions makes the property particularly appealing to those prioritising academic excellence.

Beyond the immediate vicinity, the vibrant Kemp Town Village is literally on your doorstep. This thriving community hub is renowned for its eclectic mix of independent shops, charming cafes, and essential amenities. From artisan bakeries to unique boutiques and friendly local pubs, everything you could possibly need or desire is just a stone's throw away. The village atmosphere fosters a strong sense of community, making it a truly special place to live.

Brighton itself offers a rich tapestry of culture, entertainment, and convenience. Excellent transport links connect Kemptown to the wider city and beyond, with Brighton mainline station providing direct services to London. The area is well-served by local bus routes, ensuring easy access to all parts of the city.

This three-bedroom mews house in Kemptown represents a fantastic opportunity to acquire a home in one of Brighton's most desirable locations. Combining a sought-after address with a sunny garden, proximity to the beach, and access to world-class schooling, it offers an enviable lifestyle. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.







Vendor's Comments:

"This is a wonderful home with a generous sense of space, ideal for families or professionals who want to be close to the city yet enjoy a peaceful setting. The garden is a delight in the summer months, and living so close to the beach is truly unbeatable. The area east of the pier is notably quieter, and with the addition of the Sea Lanes open-air swimming pool, there's now a great alternative for days when the sea is too rough."

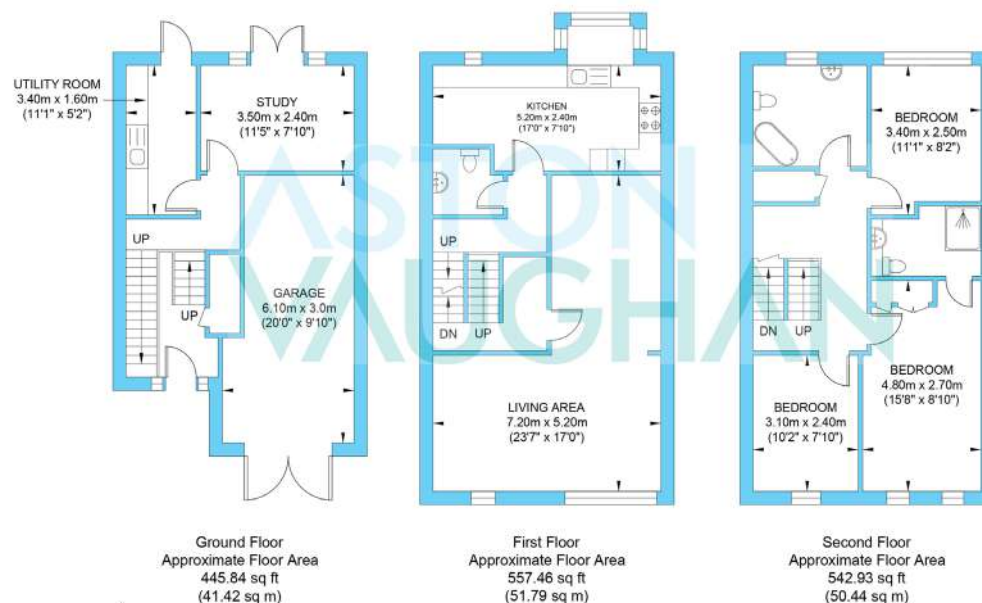
Closest Schools:

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 vibrant coastal city, known for its beaches, Pier, Royal Pavilion and Marina. The property is located in the heart of Kemp Town Village with Brighton College and a wide range of shops, cafés and restaurants, with the beach and seafront close by. The Hospital, Law Courts, Amex, Marina amenities and green spaces including the Downs, Queen's Park and 72-par golf course are all within easy reach. Excellent transport links include nearby bus routes, Brighton Station with fast services to London and Gatwick, and the A23/A27 for drivers.

St Mary's Square



Approximate Gross Internal Area (Including Garage) = 143.65 sq m / 1546.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.