



College Gardens, BN2

Guide Price £400,000-£425,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

College Gardens, BN2

2 Bedrooms | 1 Bathroom | 1 Open Reception Room

887 sq ft | South Facing Terrace

Nestled in the heart of Brighton's highly sought-after Kemptown Village, this charming two-bedroom ground floor maisonette presents an exceptional opportunity for those seeking a vibrant coastal lifestyle combined with the benefits of a well-appointed home. This property is not just a residence but an investment in a coveted location.

Upon arrival, you are greeted by the unique advantage of your own private front entrance, a feature that immediately distinguishes this property from many other apartments and provides a sense of independence and privacy. Stepping inside, the accommodation unfolds to reveal a thoughtfully laid out interior, designed to maximise both comfort and functionality.

The heart of this home is undoubtedly the inviting reception room, a versatile space perfect for relaxation, dining, or entertaining guests. Its layout allows for flexible furniture arrangements, ensuring it can adapt to various lifestyles and preferences. Adjacent to this, the property benefits from a well-proportioned kitchen, offering ample storage and workspace, ready for culinary adventures.

This maisonette boasts two generously sized double bedrooms, providing comfortable and private retreats. Each bedroom offers sufficient space for freestanding furniture, ensuring practical living for residents or guests. The presence of two double bedrooms makes this property ideal for couples, small families, or even as a lucrative rental investment in a popular area.

Completing the internal layout is a well-maintained bathroom, serving both bedrooms and the main living areas. The design is practical and functional, catering to everyday needs.

One of the standout features of this property is its delightful south-facing terrace. This private outdoor space is a true sun trap, offering an idyllic setting for al fresco dining, morning coffees, or simply unwinding with a book in the sunshine. A south-facing aspect is highly desirable, ensuring maximum natural light and warmth, creating a bright and airy atmosphere throughout the adjacent living spaces.

The location of this maisonette is truly second to none. Kemptown Village is renowned for its eclectic mix of independent shops, charming cafes, gourmet restaurants, and vibrant pubs, all within easy walking distance. The property's proximity to these amenities means that daily essentials and leisure activities are always conveniently close at hand. Furthermore, Brighton's iconic seafront and beach are just a short stroll away, offering endless opportunities for coastal walks, water sports, and enjoying the fresh sea air.

Beyond its immediate appeal, this property also offers significant potential to add value. With its solid foundations and desirable location, there is scope for modernisation and personalisation, allowing a new owner to tailor the space to their exact tastes and requirements, potentially enhancing its market value in the future. This makes it an attractive proposition for both owner-occupiers looking to create their dream home and investors seeking a property with growth potential.







Education:

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

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

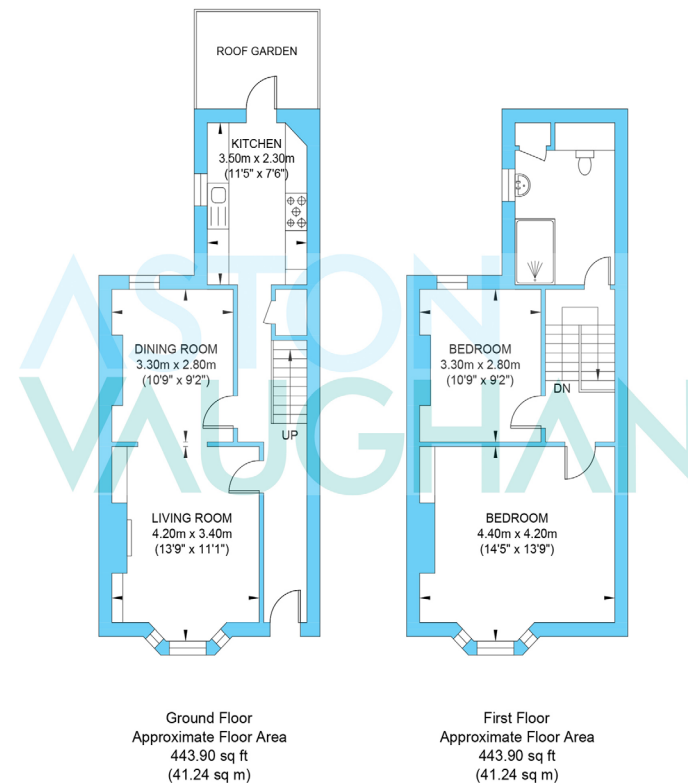
Private: Brighton College and Prep.

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.



College Gardens



Approximate Gross Internal Area = 82.48 sq m / 887.80 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.