



Old College House, BN2  
£275,000

ASTON  
VAUGHAN



## INTRODUCING

# Old College House, BN2

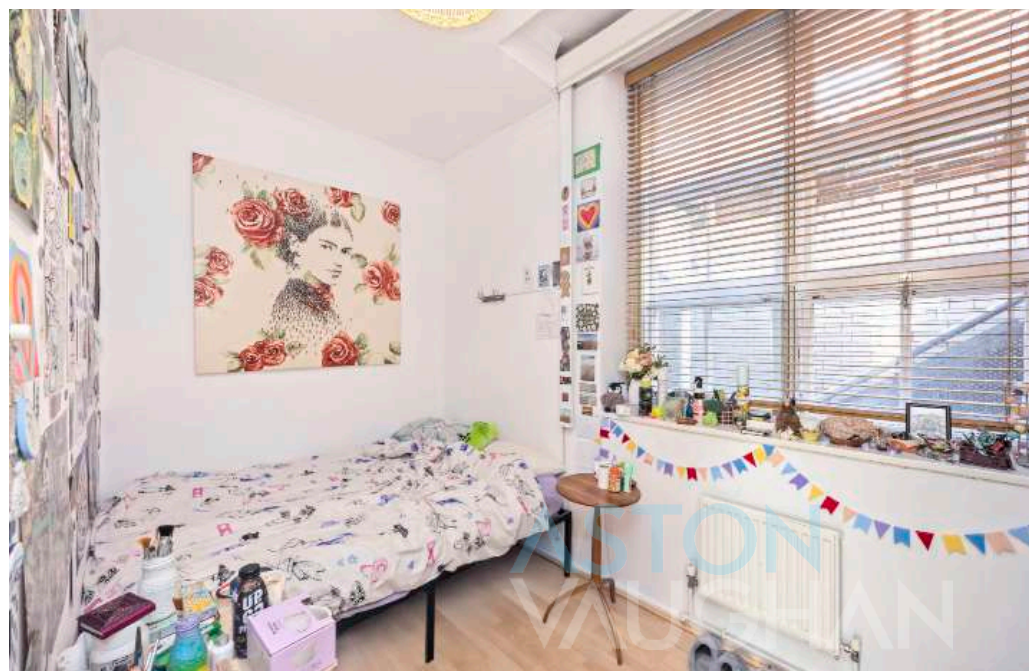
2 Bedrooms | 1 Bathroom | 1 Open Reception Room  
516 Sq Ft | Communal garden | City Centre Location

Entering the resplendent communal hallways of Old College House, you will be awestruck by the scale and beauty of the building, originally built in 1895 as the city's Municipal Collage. The exceptional architectural features impress every time you return home with gleaming tiled stairwells abundant with original period detail, unlike any other building in the city.

This apartment sits on the lower ground floor, yet its tall windows and high ceilings ensure it feels naturally light in every room. It has been modernised throughout, yet it remains a blank canvas for new owners who will enjoy putting their own stamp on the place which may add value, particularly within the kitchen and bathroom – although both are perfectly smart and functional as they stand.

From the generous entrance hall where there is space to hang coats, the living room sits to the right, past a cupboard for household items. As an open plan room, it feels perfectly spacious with white walls and a heavily glazed westerly elevation which brings a warm afternoon light into

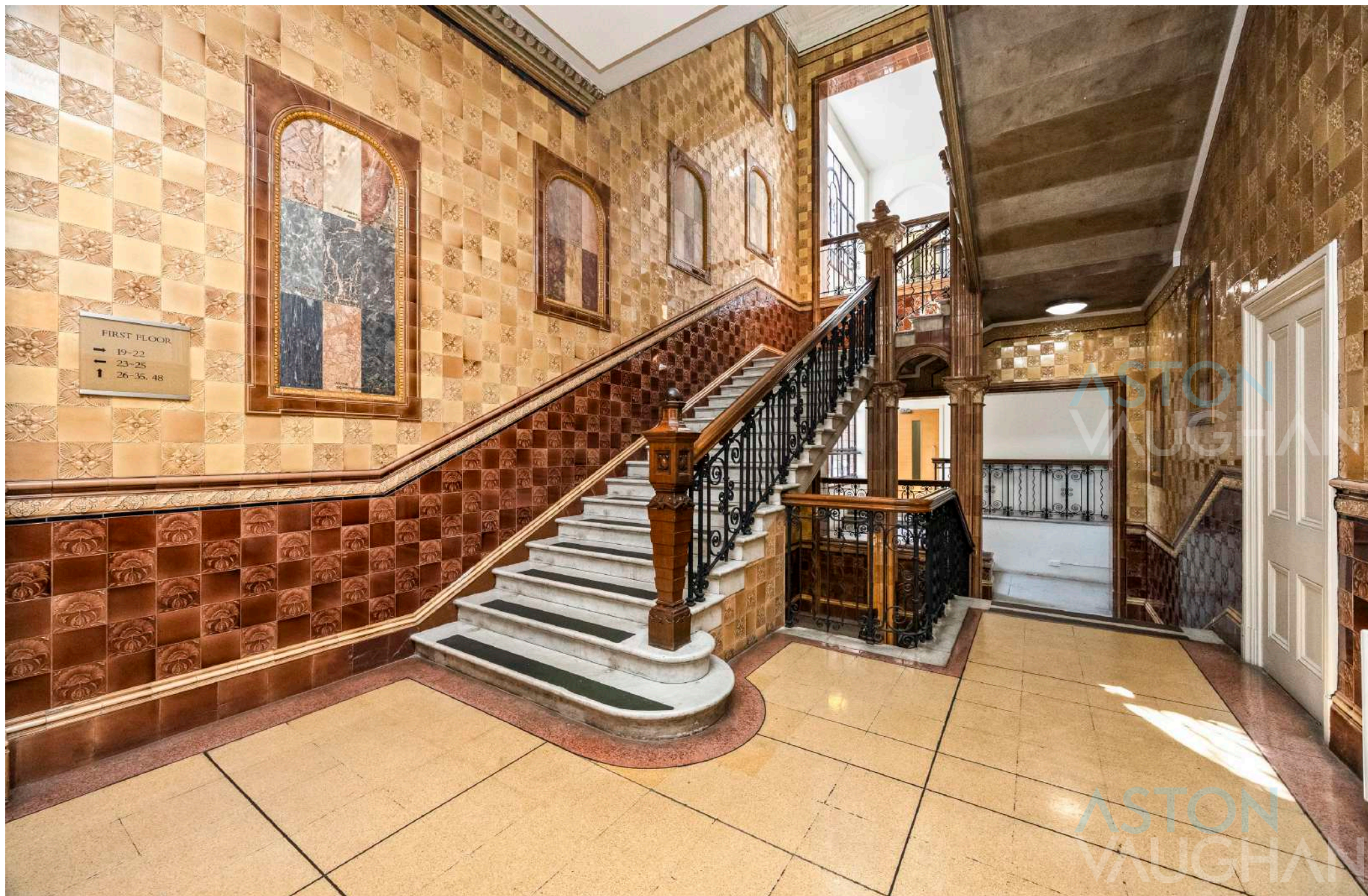
the space. Pale wood floors brighten the space further, where there is ample room for a sofa alongside a dining table by the open plan kitchen. Simply designed with cream cabinetry and wood laminate worktops, there is plenty of kitchen storage, leaving space for a cooker, washing machine and either an under counter or tall fridge freezer.





















Both bedrooms are double with wide picture windows to maximise the light while ensuring privacy due to their lower-level position. While the larger room also benefits from a built-in mirrored wardrobe, bedroom two has space for freestanding pieces without compromising on floor space. These rooms have easy access to the bathroom which is classic in white with a shower over the bath.

Tucked away to the rear of the building with an easterly aspect, large communal gardens provide lush, green outdoor spaces bordered by mature trees with seating areas for socialising with friends. Alternatively, The Level Park, Pavilion Gardens and the communal gardens within the Steine are also open public spaces to be enjoyed while living centrally.







**Vendor's Comments:**

"This has been an excellent investment property due to its location and size with two double bedrooms. The building is so beautiful and grand – a lovely place to return home to each day, plus the flat and gardens are incredibly peaceful considering their central location."

**Closest Schools:**

Primary: Elm Grove Primary, St Luke's Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Lancing College Prep

**Good to know:**

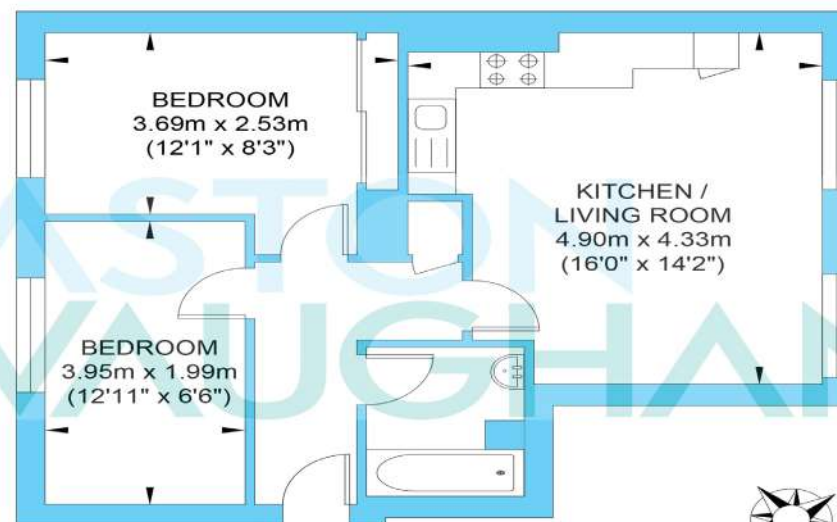
Old College House sits opposite The Level Park, so there are excellent transport links nearby and Brighton Station is within easy walking distance. The local schools are exemplary, and Brighton's bohemian North Laine and Hanover are nearby offering a wealth of foodie pubs, boutique shops, restaurants and bars. With so many winning qualities, this property will appeal to professionals, investors and small families alike, all looking to live the quintessential Brighton lifestyle by the sea.



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## Richmond Terrace



Lower Ground Floor  
Approximate Floor Area  
516.66 sq ft  
(48.0 sq m)

Approximate Gross Internal Area = 48.0 sq m / 516.66 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.