



## Rock Street, Brighton

Guide price £600,000 - £650,000



### Property highlights

- Situated in a prime location in central Brighton
- A wonderful maisonnette bursting with history and character
- Private ground floor street entrance
- Beautiful period features throughout
- Two sizeable double bedrooms and two stylish bathrooms
- Expansive open-plan living room
- Contemporary fully fitted kitchen and separate utility room
- Home office area
- Ample storage space with additional vaults which can be extended (stnc)
- Private westerly aspect courtyard, and access to Sussex Square Gardens



Guide Price £600,000 – £650,000. This beautifully presented seaside home is nestled between Sussex Square and Marine Parade, just moments from Brighton seafront. Boasting two sizeable double bedrooms, an open plan living room/kitchen, and a private terrace garden – it is well suited to a couple or a small family.

#### The Property

This beautifully presented seaside home is nestled between Sussex Square and Marine Parade just moments from the famous Black Rock and Brighton seafront.

The apartment has a private street entrance on the ground floor and as soon as you enter you instantly get a welcoming and homely feel about the place. There is a porch area before entering the living space which is a convenient space for coats and shoes.

The open-plan living room is expansive, it has beautiful period features including high ceilings with original ceiling coving and sash windows, stripped wooden flooring, and a feature fireplace.

The contemporary kitchen has high gloss wall and base units with gorgeous Pebble Quartz work surfaces and integrated appliances including a gas hob with extractor overhead, oven, dishwasher, and a freestanding fridge/freezer. There are metro-style splashbacks and under-counter lighting. Beyond the living accommodation is a separate utility room that currently houses the washing machine and a WC.

As you head down the wide staircase to the lower ground floor of the maisonette, there is an accessible zone for a home office or additional storage.

The main bedroom has wonderful high ceilings with an en-suite stylish bathroom with a roll top, claw foot bathtub. There is also a stable door that leads out to the private Westerly aspect courtyard patio garden. The second bedroom is sizeable and has ample space for wardrobes and drawers.

There are also four under-pavement vaults, which can be modified (with necessary planning permission) to become internal living spaces for the home. They are currently being used for storage.

This elegant apartment in Rock Street has private access to the magnificent communal square gardens. Kemp Town Enclosures is a communal garden that covers approx. 7.5 acres, now owned collectively by the freeholders of the houses that make up the Kemp Town Estate. Developed in the 1820s by Thomas Kemp, the Estate consists of Sussex Square, Lewes Crescent, Chichester Terrace, and Arundel Terrace.

The gardens were landscaped in 1828 by local horticulturist Henry Phillips at around the time that the Kemp Town Estate was being constructed, more than 20,000 plants, including semi-mature trees and shrubs were needed. The tunnel that runs from the South Gardens to the esplanade was added in about 1830. It was rumoured to have inspired the rabbit hole in Lewis Carroll's 'Alice in Wonderland' novel.

## The Area

Kemp Town dates back to the 19th Century, boasting beautiful Regency architecture, designed by Charles Busby, Amon Henry Wilds, and Thomas Cubbit for Thomas Read Kemp. It later expanded with many roads of Victorian and Edwardian homes and its array of shops, cafes, restaurants, and bars along St James' Street, Bristol Road, and St Georges Road some including The Plotting Parlour, Redroaster Café, The Barley Mow, Busby & Wild bistro pub and The Kemp. Also, the very popular café and coffee shop called Marmalade is situated opposite Rock Street.

This area of Brighton is celebrated for its large LGBTQ+ community and Brighton is often labeled the 'Gay Capital of the UK'. Pride weekend, with its parade and street parties, is held once a year and is not to be missed.

You have Madeira Drive on your doorstep where there are plenty of amenities including the Volk's Electric Railway, Beach Box Spa, Sea Lanes, Soho House, Yellowwave Beach Sports venue, and the pebbled beaches. The centre of Brighton, The North Laine District, and The South Lanes are within easy reach with an extensive range of shopping facilities, nightlife, eateries, and entertainment.

Brighton Marina can also be easily accessed with its harbour, boardwalk of restaurants, a cinema, bowling, David Lloyd gym, and ASDA superstore.

## Transport Links

Rock Street is well-connected with the centre of Brighton, Brighton Station, and Rottingdean by a regular bus service that runs along the coast. The A27, with its links to Lewes in the east and onwards to the A23 and Crawley and London to the North, is a fifteen-minute drive away. Gatwick Airport is a forty-five-minute drive away and Heathrow Airport is an hour and twenty-minutes drive away. Outside the property, there is permit-holder parking.

## Information

Tenure: Share of Freehold

Length of lease: 999 years from 26/02/1980

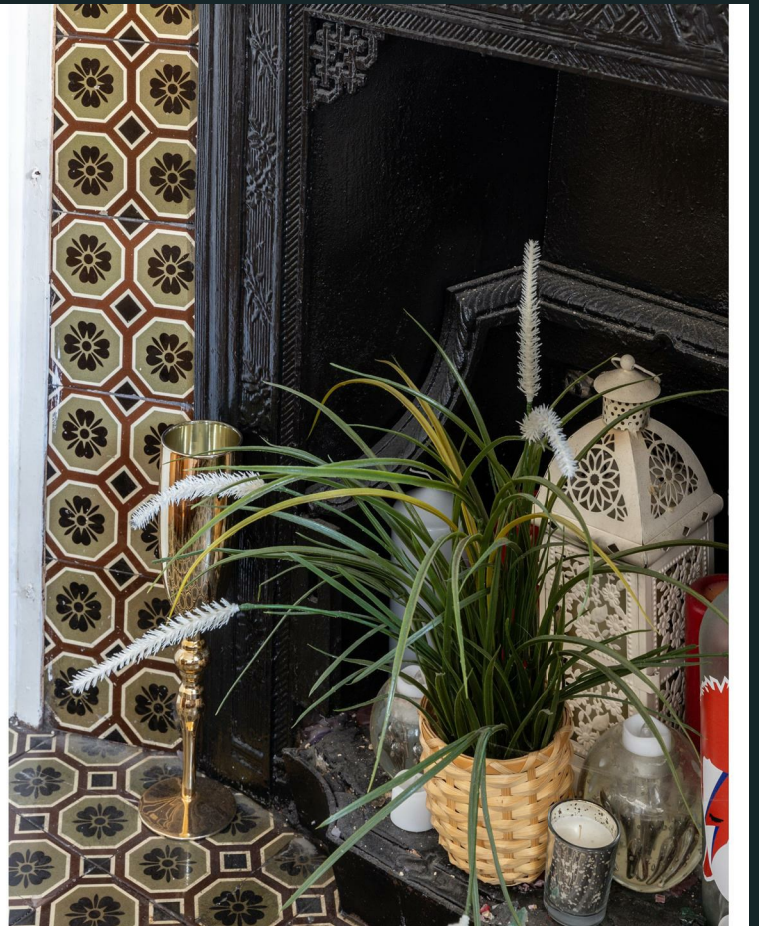
Annual ground rent amount: NA

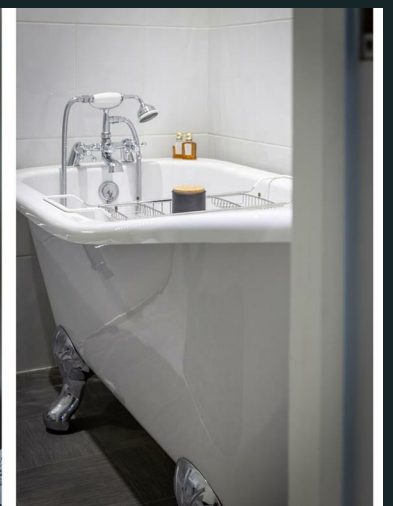
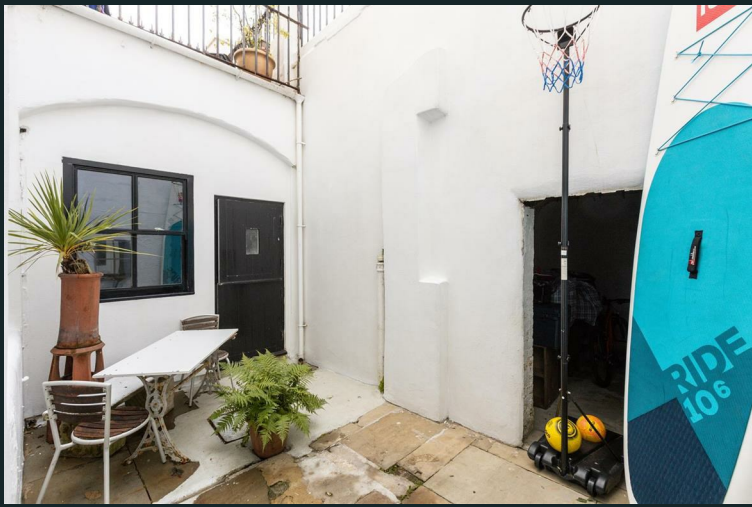
Ground rent review period: NA

Annual service charge amount: £1,266.48 + £40 admin costs

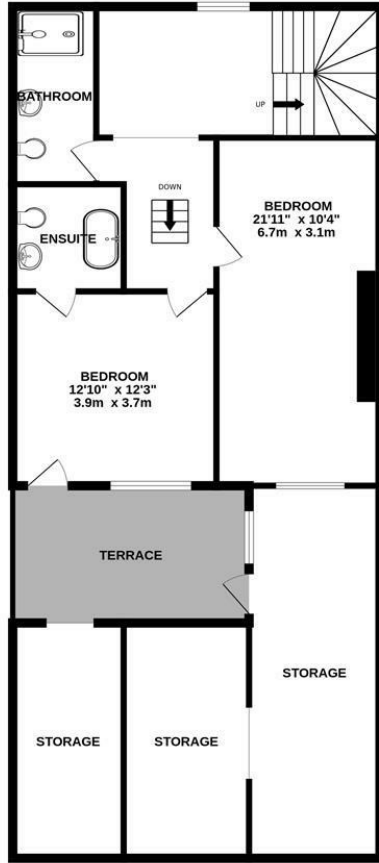
Service charge review period: 24th June

Council tax band: E

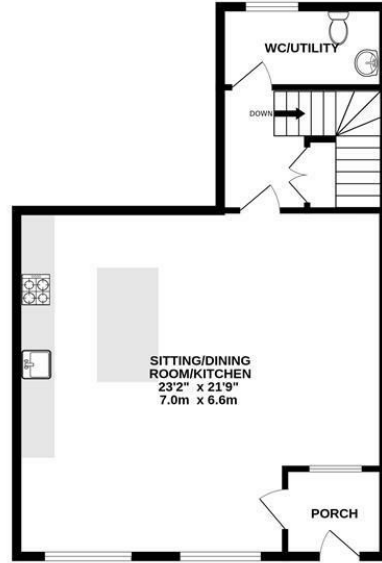




BASEMENT



GROUND FLOOR



TOTAL FLOOR AREA : 1356sq.ft. (126.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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