



Eastern Terrace Mews BN2  
Offers in Excess of £525,000

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## INTRODUCING

# Eastern Terrace Mews, BN2

Tucked away off Kemptown Seafront behind the Regency homes of Eastern Terrace is Eastern Terrace Mews, converted from the original coach houses and stables which once served the grand seafront villas. They are now striking properties in their own right, with the added benefit of on-site parking and private access.

You access the mews below an open arch on St Georges Road here you'll find a plethora of exciting cafes, shops and eateries to enjoy. This house enjoys a southerly aspect bringing natural light into the main rooms throughout the day. It is spread over three storeys with parking to the front while the garage has been converted for use as a fourth bedroom, study or workspace.

Every floor of this property has been renovated to a high standard using fine quality materials and a smart neutral décor in shades of grey paired with wood flooring in the reception rooms and soft, thick pile carpets in the bedrooms. Parking to the front, you enter a welcoming hallway with space to hang coats in a cupboard next to the separate WC cloakroom.

The kitchen and dining room are to the left, spanning the depth of the building with streamlined cabinetry offering a wealth of storage solutions alongside fully integrated appliances, so you can move straight in with relative ease. To the southerly side of the room is space for formal dining alongside the window bringing in natural light from the south.









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Up on the first floor, the living room has access to the balcony, looking out to the peaceful meadows. There is space to relax up here on comfortable furnishings or on the window seat while the coastal breeze flows through during the warmer seasons. Next door, the first bedroom is currently used as a home office with built-in shelving and cupboards, yet it is a fine size to allow a small double bed with freestanding furnishings if needed. The main bathroom is also on this floor with a contemporary scheme in white and slate to include a rainfall shower and LED lighting.

Moving up to the second floor, there are two further double bedrooms, including the principal bedroom suite, which features a chic en suite bathroom lined with grey metro-brick tiling. The principal bedroom is a generous double with ample space for freestanding furnishings, as well as custom-made storage units that provide stylish and practical organisation. The second bedroom is a practical and efficient space. Elevated in the house with energy-efficient double glazing and a peaceful location in the city, you can always ensure a warm and tranquil night's sleep.





**Vendor's Comments:**

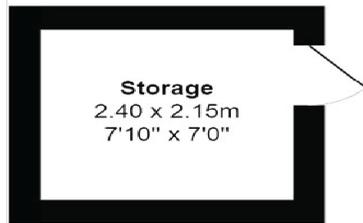
"This house is incredibly peaceful and comfortable for working from home and relaxing after a long day, yet it's also great for entertaining and a party after an evening in the city or one of the many restaurants and pubs in Kemp Town Village."

**Closest Schools:**

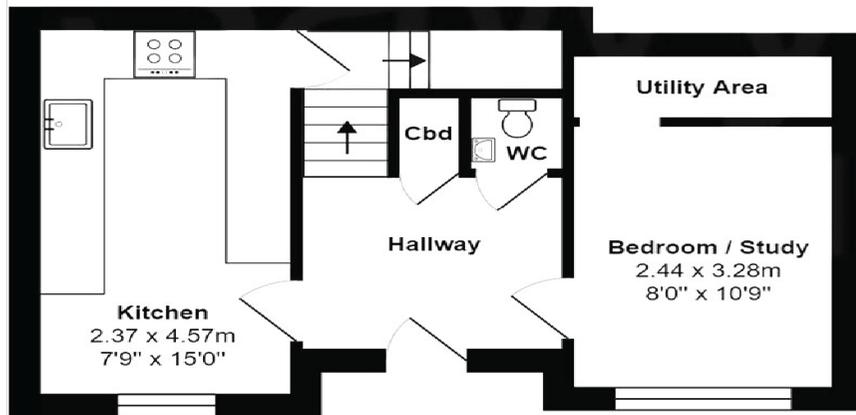
Primary: St Luke's Primary, Queen's Park Primary  
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC  
Private: Brighton College and Prep.

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 just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including the awardwinning Brighton College. 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-fifteenminute 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.

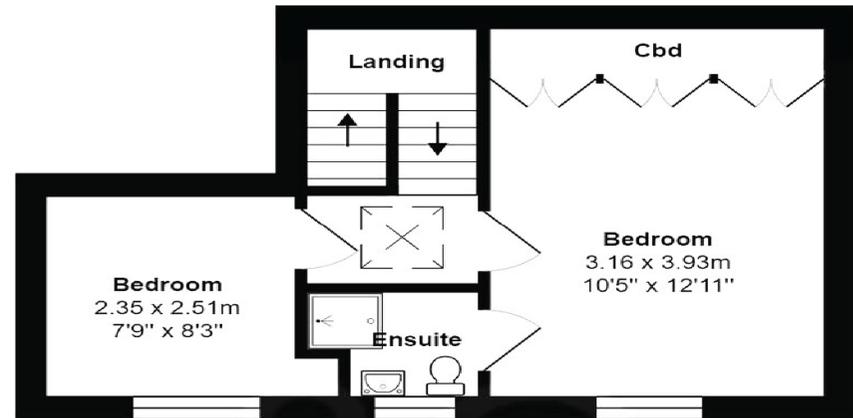




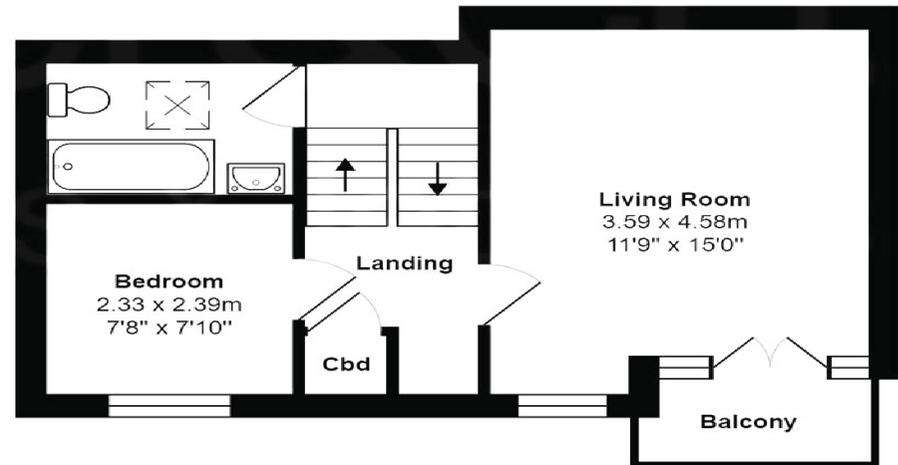
First Floor



Ground Floor



First Floor



**Total Area: 96.0 m<sup>2</sup> ... 1033 ft<sup>2</sup> (excluding balcony)**

All measurements are approximate and for display purposes only.