



Sudeley Street, BN2  
**£295,000**

**ASTON  
VAUGHAN**  
Sales and Lettings

## INTRODUCING

# Sudeley Street, BN2

1 Bedroom | 1 Reception Rooms | 1 Bathroom |

Occupying the lower ground floor of an attractive period property on Sudeley Street, this well-proportioned apartment extends to approximately 535 sq ft and combines generous living accommodation with the increasingly rare benefit of its own private outside space.

The accommodation centres around a particularly generous 15'8" sitting room, with French doors opening directly onto the south-facing patio, creating a lovely connection between the indoor and outdoor space. There is a separate kitchen/dining room, a good-sized double bedroom and a separate shower room, along with useful built-in storage.

The private patio is undoubtedly one of the property's standout features, offering plenty of room for outdoor seating, planting and entertaining – a fantastic addition to a one-bedroom home in this part of Brighton.





Perfectly positioned in Kemp Town, the property is within easy reach of the seafront, Royal Sussex County Hospital and the area's excellent selection of independent shops, cafés, pubs and restaurants, with convenient transport links into central Brighton.

Offered with a share of the freehold and no onward chain, Sudeley Street would make a fantastic first-time purchase, Brighton base or investment.





### Education:

Primary: Queens Park Primary School, Middle Street Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep, Montessori School

### Good to Know:

The relaxed culture of Kemp Town Village is just moments around the corner from this unique home. Here you'll find delicatessens, restaurants, foodie pubs and cafes, alongside boutique and vintage shops. The beach is on your doorstep and is quieter this side east of the pier. Sea Lanes outdoor swimming pool is. Open all year round and Soho House's Brighton Beach House has opened within walking distance of this property. It also sits within minutes of The Amex Business Centre, Law Courts and the RSC Hospital as well as the historic heart of the city where you'll find theatres, museums and the bohemian North Laine Shopping District.

Brighton Station is 30 minutes on foot (10-minute cycle) or a short bus ride away, with its fast service to Gatwick and London, and there's no waiting list for this parking zone. With flexible living spaces, beautiful features and a fantastic coastal location, this property will appeal to families, investors and professionals alike.

