



Rochester Street, BN2

£450,000

ASTON
VAUGHAN

INTRODUCING

Rochester Street, BN2

Nestled on the desirable Rochester Street in Brighton, this exceptional three-bedroom house presents a superb opportunity for those seeking a versatile family home or a shrewd investment. This property boasts spacious and flexible accommodation thoughtfully arranged over three floors, providing ample room for modern living.

Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly into the heart of the home: an inviting open-plan kitchen and living area. This contemporary space is perfect for entertaining and daily family life, benefiting from direct access to the private courtyard garden. This outdoor area, a true urban oasis, has previously been utilised for off-road parking, offering a practical solution for city living, or it can be reimagined as a charming al fresco dining space or a tranquil retreat.

Ascending through the property, you will find three well-proportioned bedrooms, each offering comfort and privacy. The flexible layout ensures that each room can be adapted to suit individual needs, whether as bedrooms, a home office, or a creative studio. The property also includes a well-appointed bathroom, serving the needs of the household.

Adding to the property's appeal is the valuable loft storage space. This area holds significant potential for conversion, subject to obtaining the necessary planning consents, allowing future owners to expand the living accommodation and further enhance the property's value and functionality. Imagine creating an additional bedroom, a dedicated workspace, or a luxurious master suite.





The location of this Rochester Street residence is truly outstanding. Residents will benefit from being less than a ten-minute walk to Brighton's iconic seafront and promenade, perfect for leisurely strolls, enjoying the beach, or dining at the numerous seaside establishments. For those who appreciate green spaces, Queen's Park, with its charming café, children's playground, and expansive open areas, is just a five-minute walk away, providing an ideal spot for relaxation and recreation.

This property is offered chain free, simplifying the buying process and allowing for a smoother, quicker transaction. With its blend of flexible living spaces, outdoor amenity, and an enviable Brighton location, this house is an unmissable opportunity. Early viewing is highly recommended to fully appreciate the potential and charm of this delightful home.



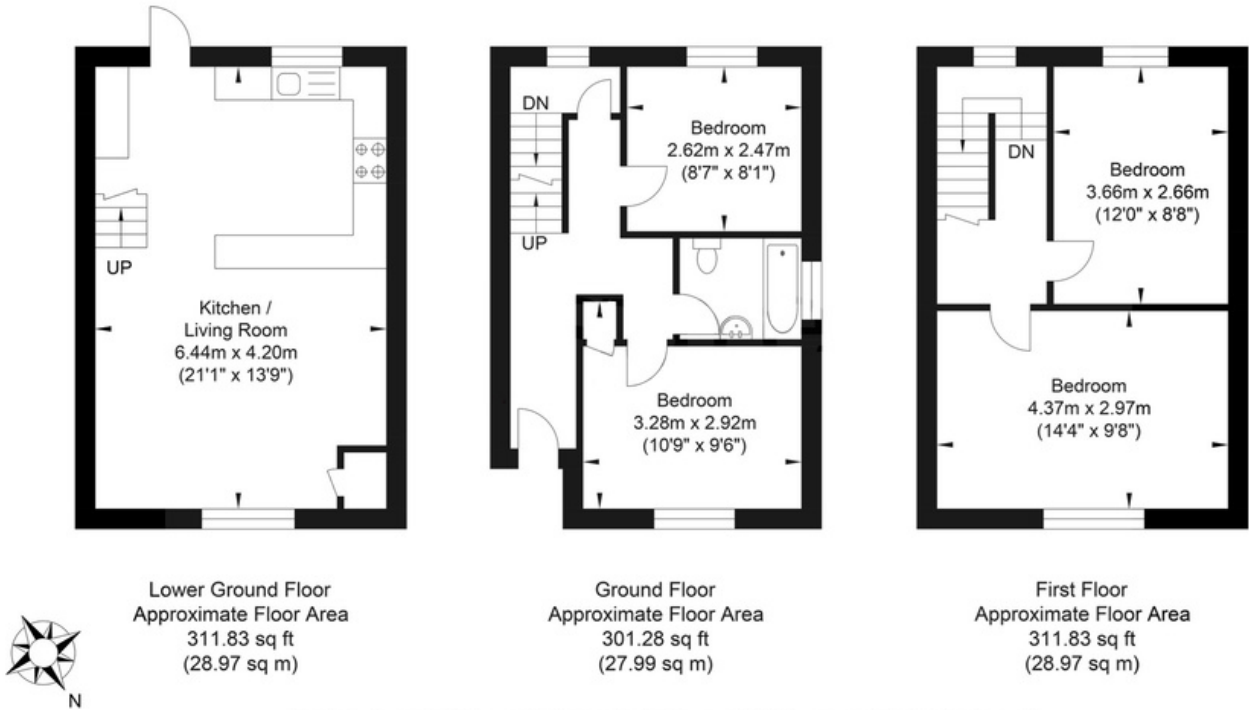


Good to Know:

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.

Rochester Street



Approximate Gross Internal Area = 85.93 sq m / 924.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.