



BLOOMSBURY ST

15

Bloomsbury Street, BN1
£550,000 - £575,000

ASTON
VAUGHAN

INTRODUCING

Bloomsbury Street, BN2

2 Bedroom | 1 Bathroom | Private Balcony |

Nestled in the heart of Brighton's highly desirable Kempdown Village, this charming two-bedroom Victorian house presents an outstanding opportunity for those seeking a characterful home in a vibrant coastal setting. Offered to the market chain-free, this property is ready for its new owners to move straight in and immediately enjoy all that this prime location has to offer.

Upon entering, you are greeted by a thoughtfully designed interior that seamlessly blends period charm with contemporary living. The ground floor features a bright and inviting open-plan living and dining space, perfect for both relaxing and entertaining. This versatile area benefits from ample natural light, creating an airy and welcoming atmosphere throughout the day. The modern fitted kitchen is a true highlight, equipped with sleek cabinetry, high-quality appliances, and generous worktop space, making it a joy for any aspiring chef. Its practical layout ensures efficiency while maintaining a stylish aesthetic.

Ascending to the first floor, you will find two well-proportioned bedrooms, each offering a peaceful retreat. The master bedroom is particularly appealing, featuring direct access to a private balcony. This outdoor space provides a wonderful spot for morning coffee or evening relaxation, offering a tranquil escape from the bustling city life below. The property also includes a contemporary bathroom, finished to a high standard, providing a comfortable and functional space.

The Victorian architecture of the house adds to its unique appeal, with period features subtly integrated to enhance its character. The property's layout maximises space and light, creating an inviting and comfortable home.





Kemptown Village is renowned for its eclectic mix of independent shops, cafes, restaurants, and vibrant community spirit. Residents benefit from excellent local amenities, including nearby parks, schools, and convenient transport links. Brighton's iconic seafront is just a short stroll away, offering endless opportunities for leisure and recreation, from beach walks to water sports. The city centre, with its extensive shopping facilities, cultural attractions, and mainline train station providing direct links to London, is also easily accessible.

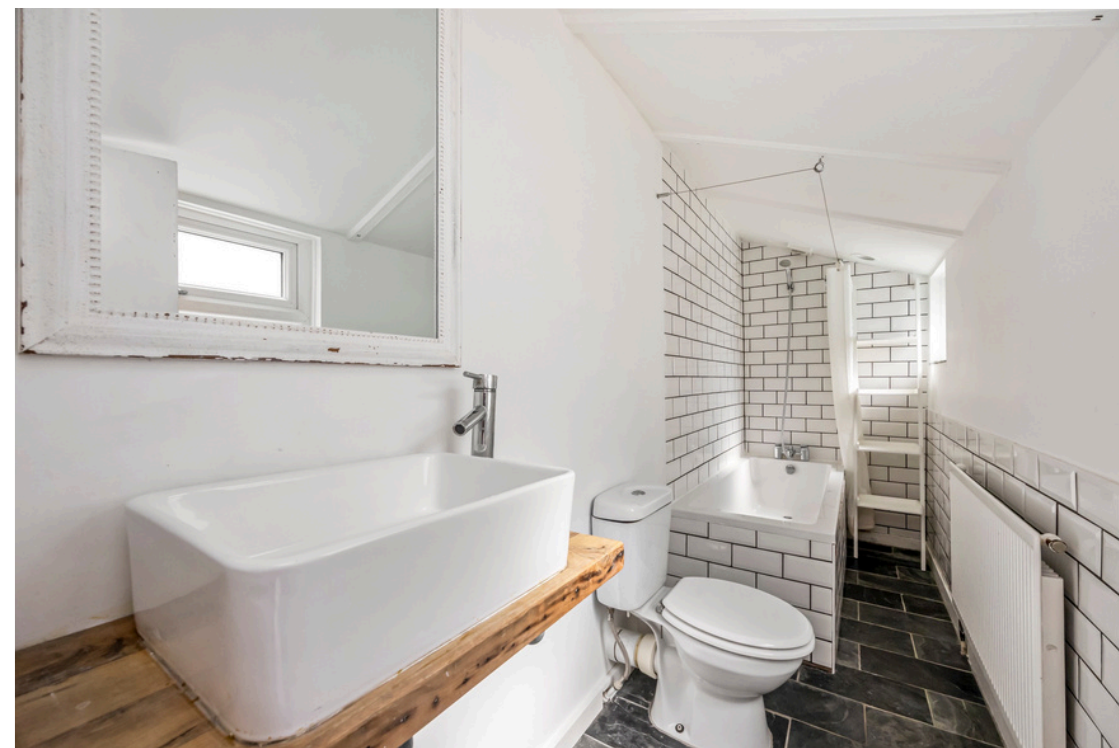
This delightful Victorian house represents an ideal purchase for first-time buyers, couples, or those looking for a charming second home by the sea. Its chain-free status further enhances its appeal, promising a smooth and swift transaction. Early viewing is highly recommended to fully appreciate the quality, location, and lifestyle this exceptional property affords.



Virtually Staged



Virtually Staged





Education:

Primary:

Queens Park Primary, St Lukes Primary

Secondary:

Varndean, Dorothy Stringer, Cardinal Newman RC

Private:

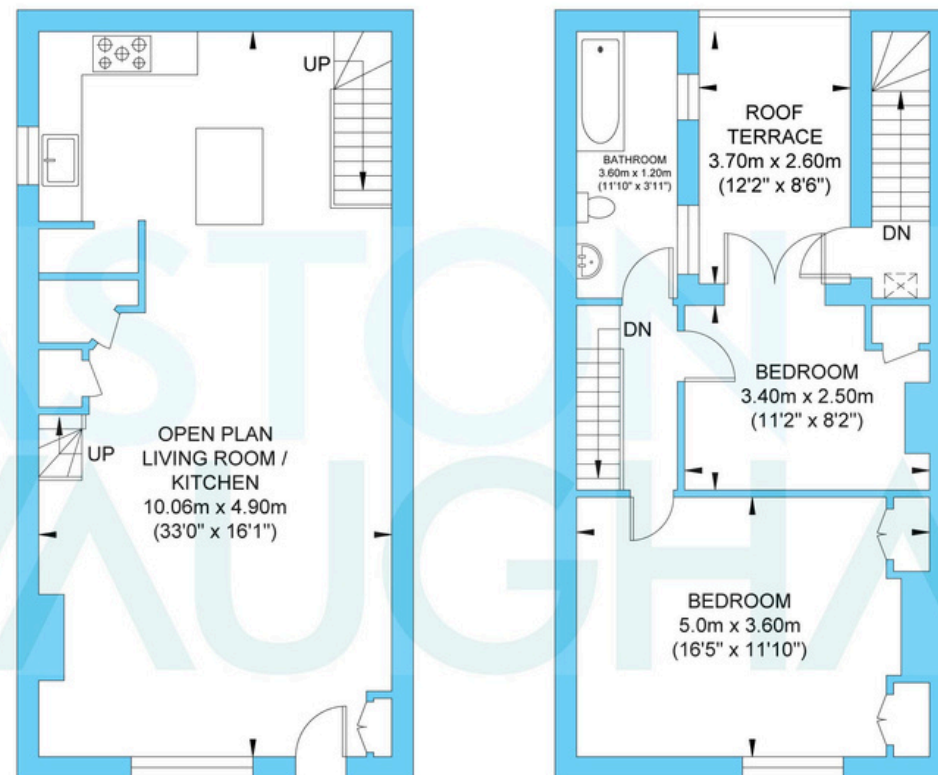
Brighton College, Lancing College, Windlesham School

Good to Know:

The relaxed culture of Kemp Town Village is just moments around the corner from this sunny apartment. 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, Brighton 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.

Bloomsbury Street



Ground Floor
Approximate Floor Area
530.55 sq ft
(49.29 sq m)

First Floor
Approximate Floor Area
420.11 sq ft
(39.03 sq m)

Approximate Gross Internal Area = 88.32 sq m / 950.66 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.