



Eastern Road BN2

Guide Price £600,000 - £625,000

ASTON
VAUGHAN

INTRODUCING

Eastern Road, BN2

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Nestled in the vibrant and highly desirable Kemp Town area, just off Eastern Road, this impressive three-bedroom, one bathroom period terraced house presents a rare opportunity to acquire a home of significant character, generous proportions, and exciting future potential. Boasting approximately 1,951 sq ft (181.2 sq m) of versatile living space.

Upon entering, you are immediately struck by the property's period charm, evident in the beautiful bay-fronted reception room. This inviting space features a captivating fireplace, high ceilings, and ornate period detailing, creating an elegant setting for relaxation and entertaining. Adjacent to this, a separate dining room provides an ideal area for formal dinners or everyday family meals, seamlessly connecting to the heart of the home.

The characterful kitchen / breakfast room offers ample space for a large dining table, making it a true hub for family life. This area is perfect for casual dining and provides direct access to the private rear garden, enhancing the indoor-outdoor flow.

Ascending to the upper floors, you will find three generous double bedrooms, each offering comfortable and private retreats. The principal bedroom is particularly spacious, providing a luxurious haven. The property benefits from a bright, well-finished family bathroom, complete with a full suite and a bath with a shower over, ensuring convenience for all residents. An additional bathroom further enhances the property's functionality.









One of the standout features of this home is its expansive cellar. With excellent ceiling height, this substantial space offers exciting potential for conversion into a home office, studio, gym, or even additional living accommodation, subject to the necessary consents. This presents a fantastic opportunity to tailor the property to your specific needs and add significant value.

Externally, the private rear garden enjoys a sunny aspect, providing delightful seating areas and ample space for planting, perfect for al fresco dining or simply unwinding in a tranquil setting. The property also benefits from on-street permit parking, a valuable asset in this popular location.





The location is truly exceptional. Situated in Kemp Town, you are just minutes from the iconic Brighton seafront, the charming Kemp Town Village with its independent shops, cafes, and restaurants, and a wealth of local amenities.

This sought-after area offers a vibrant community atmosphere combined with excellent transport links and proximity to everything Brighton has to offer. This substantial period home offers a rare combination of historical elegance, spacious living, and significant potential for customisation, making it an ideal choice for those seeking a distinguished residence in a prime Brighton location.



Education:

Queen's Park/St Luke's/St Mark's Primary School

Varndean or Dorothy Stringer secondary schools

6th forms at Varndean, BHASVIC, City College, BIMM

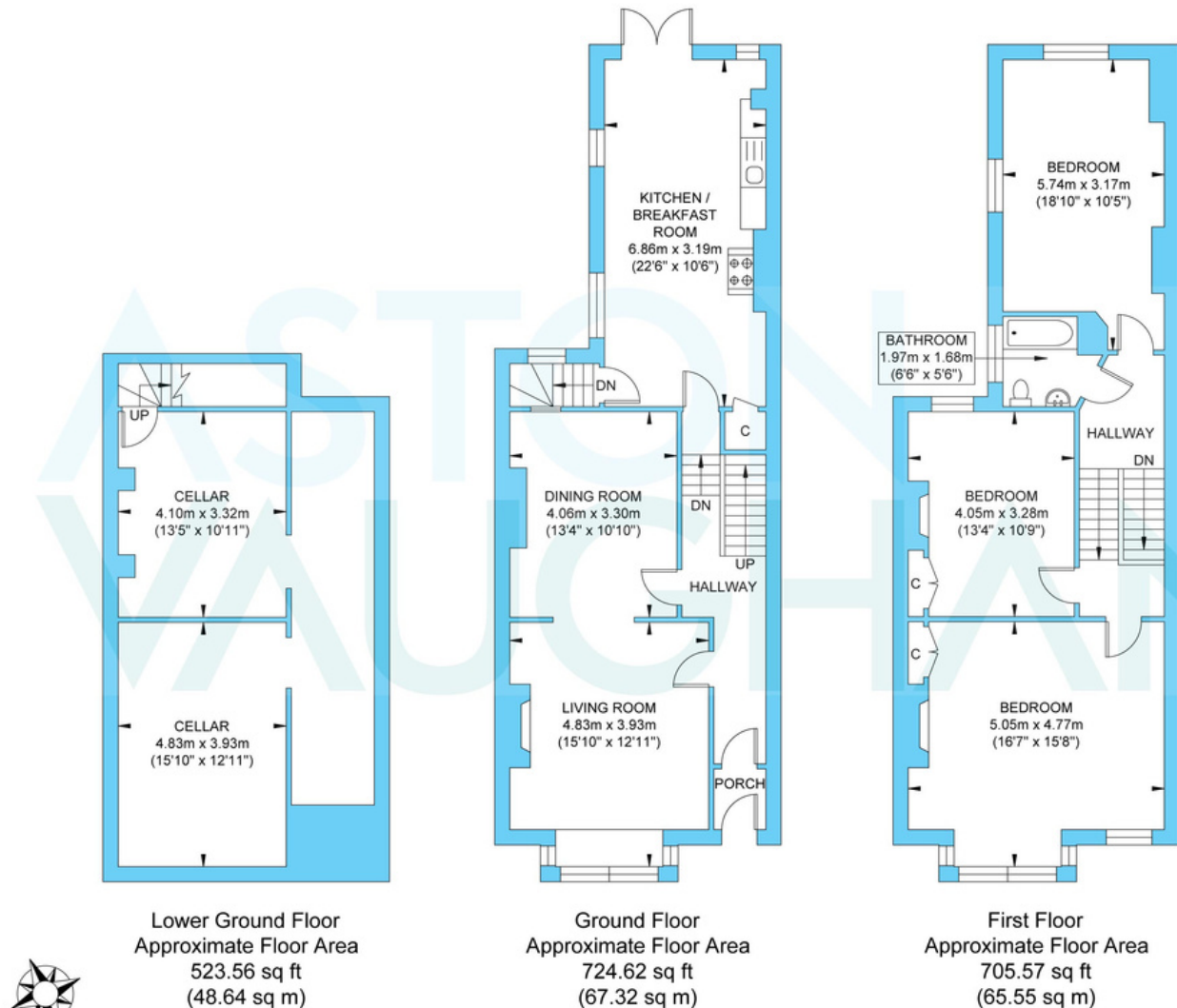
Private schools: Brighton College, Brighton & Hove Girls, Brighton Waldorf, Roedean

Good to Know:

Our coastal city is famous for its beaches, festivals, food and shopping– but also for its history, vibrant cultural centre and inclusive community. Bordered by the sea, surrounded by the South Downs National Park and with fantastic schools, colleges and universities we attract professionals, families, students and investors.

Kempton Village has an eclectic mix of cafés, shops, restaurants and even a farmer's market, and its beaches have cafés, bars, a Lido, yoga centre, crazy golf, playground and the Concord 2. Hosting the County Hospital and Brighton General, it is within walking distance of the city centre and the station although there are local buses and plentiful permit parking with no waiting list in zone H

Eastern Road



Approximate Gross Internal Area = 181.51 sq m / 1953.75 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.