



Rock Street, BN2

Offers In Excess Of £650,000

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INTRODUCING

Rock Street, BN2

3 Double Bedrooms | 2 Bathrooms | Less than 1km to Beach

Fully refurbished from brick | Completely re-wired and re-plumbed

Car charger & courtyard garden that functions as parking space or amenity space

Nestled in a highly sought-after area of Brighton, this exceptional three-double-bedroom house presents a rare opportunity to acquire a property that has undergone a comprehensive, 'brick-to-brick' refurbishment. Every detail has been meticulously considered and executed, resulting in a contemporary home that seamlessly blends modern luxury with practical living, all within a short stroll of Brighton's iconic beachfront.

Upon entering, you are immediately struck by the quality of the renovation. The entire property has been completely re-wired and re-plumbed, ensuring peace of mind for years to come. A brand new Ideal Vogue Max boiler provides efficient heating and hot water. The commitment to quality is evident in the choice of windows; brand new Origin aluminium heritage style windows are fitted throughout, complemented by elegant double-glazed sash windows to the front elevation, enhancing both aesthetics and energy efficiency.

The heart of this home is undoubtedly the stunning new kitchen, which forms part of a thoughtfully designed extension. Clad in beautiful Siberian larch and topped with a contemporary zinc roof, this space is a true architectural highlight. The kitchen itself is equipped with a full suite of brand new appliances, offering a sleek and functional environment for cooking and entertaining. The open-plan design flows effortlessly, creating a bright and inviting reception area perfect for family life or hosting guests.





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Upstairs, the property features three generously sized double bedrooms, each offering comfortable and private retreats. The two brand new bathrooms are a testament to modern design, both featuring luxurious wet room showers, providing a spa-like experience. The attention to detail in these spaces, from the tiling to the fixtures, is impeccable.

Externally, the property benefits from a versatile courtyard garden. This space has been cleverly designed to function as either a private amenity area for outdoor relaxation or as a convenient off-street parking space, a valuable asset in Brighton. For the environmentally conscious, a car charger has also been installed, catering to modern needs.

Location is key, and this property excels. Situated less than 1km from the beach, residents can enjoy easy access to the vibrant seafront, local cafes, restaurants, and all the amenities Brighton has to offer. Excellent transport links are also within easy reach, making this an ideal home for commuters and those wishing to explore the wider Sussex area.

This fully refurbished house offers an unparalleled opportunity to own a turn-key property in a prime Brighton location. With its high-specification finish, modern conveniences, and proximity to the beach, it truly represents an outstanding lifestyle choice. Early viewing is highly recommended to fully appreciate the quality and appeal of this exceptional home.





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Good to Know

Shops: Kemptown Village on the doorstep,
The Lanes 20-25 min walk, 7ish by cab

Train Station: Brighton 15-20 by bus

Seafront or Park: Seafront 4 mins walk, East
Brighton Park 2 by car, 10 on foot

Education:

Primary: St Mark's, St Luke's, Queen's Park

Secondary: Varndean or Dorothy Stringer

Sixth Form: Varndean, Brighton MET

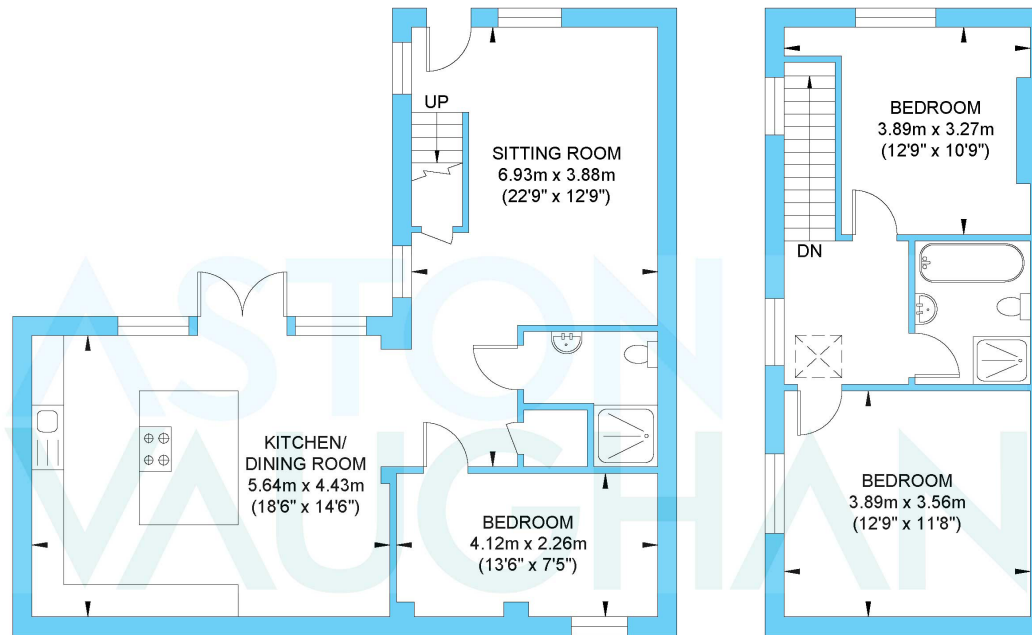
Private: Brighton College, Roedean

Known for its bohemian atmosphere, specialist shops and a farmer's market as well as having a Co-Op, a post office and a chemist, Kemptown Village is a sought after location by the sea. Its beaches are not yet discovered by crowds of tourists but have seafront bars, a lido, yoga studios, volleyball courts and Concord II, and both the marina and the pier are a stroll. Favoured by local professionals the hospital, law centres and Amex are nearby and the theatres and Lanes at Brighton's historic heart are also within walking distance, either along the seafront or St James' Street – which also hosts Pride. Although there's no list for permit parking, you're not tied to a car as buses go into the city and the station or out along the coast to the National Park.



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Ground Floor
Approximate Floor Area
673.17 sq ft
(62.54 sq m)

First Floor
Approximate Floor Area
388.03 sq ft
(36.05 sq m)

Approximate Gross Internal Area = 98.59 sq m / 1061.21 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.