



Eastern Terrace Mews, BN2

£525,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Eastern Terrace Mews, BN2

3 Bedrooms | 1 Bathroom + WC | 1 Reception Room | 1043 SqFt

Tucked away off Kemptown Seafront behind the Regency homes of Eastern Terrace are Eastern Terrace Mews, converted from the original coach houses and stables which once served the grand seafront villas. They are now striking properties in their own right, with the added benefit of private parking and private access and offered chain-free.

Situated in a tucked-away mews setting, this recently renovated, stylish home combines contemporary interiors with well-proportioned rooms and an impressive sun terrace, making it an ideal choice for those seeking a low-maintenance home close to the attractions of Brighton.

The ground floor welcomes you with two well-proportioned bedrooms, including a generous principal bedroom, alongside a modern family bathroom and separate WC.

Upstairs, the first floor forms the heart of the home, with a bright and inviting open-plan living and dining room. The neutral décor, warm wooden flooring and well structured staircase create a clean, sophisticated feel, while the generous proportions provide plenty of space to relax, dine and entertain along with a quaint, private balcony coming from the living space.

The adjoining fitted kitchen is both stylish and practical, featuring sleek grey cabinetry, integrated appliances and excellent storage. A rooflight and additional glazing help create a light-filled space that feels particularly welcoming.



The second floor offers a versatile third bedroom, currently presented as an office space, and leads to the property's standout feature — a private sun terrace. With plenty of room for outdoor seating and dining, this is a wonderful space for summer entertaining, morning coffee or unwinding at the end of the day. The elevated outlook across the surrounding rooftops adds to its appeal.

With its contemporary interiors, flexible two/ three-bedroom layout and rare outdoor space, this is a home that offers more than meets the eye.

Whether you're looking for a stylish city base, a comfortable family home or an investment with strong lifestyle appeal, Eastern Terrace Mews is a property well worth viewing.

Additional features include double glazing, gas central heating, a modern fitted bathroom, generous built-in storage and a thoughtfully designed layout that makes excellent use of the available space.









LOCATION GUIDE

Closest Schools:

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

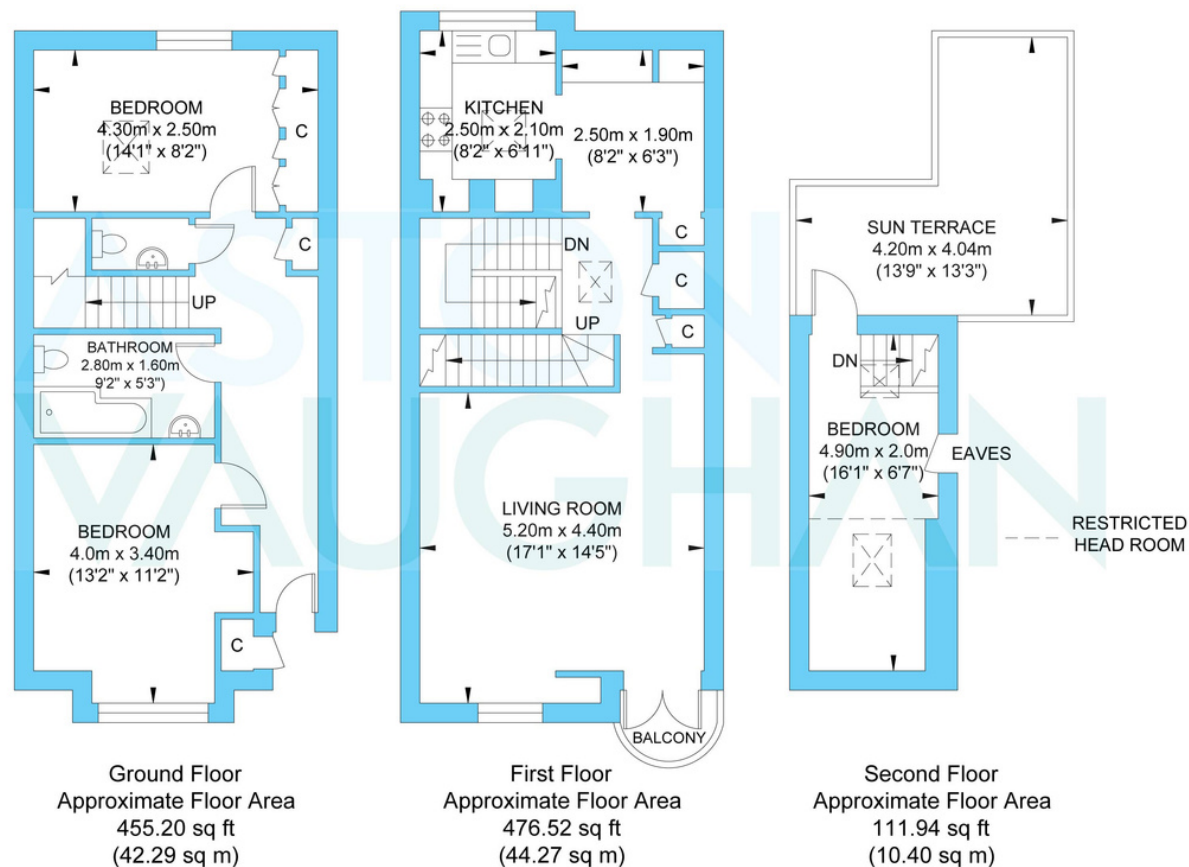
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep.

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 just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including the award-winning Brighton College. 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.

Eastern Terrace Mews



Approximate Gross Internal Area = 96.96 sq m / 1043.66 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.