



Rochester Street, BN2
£425,000

ASTON
VAUGHAN

INTRODUCING

Rochester Street, BN2

Nestled on Rochester Street, Brighton, this versatile three-bedroom house presents an exceptional opportunity for both families seeking a comfortable home and investors looking for a promising asset. Priced at £450,000, this property combines generous living spaces with a highly sought-after location, making it a truly compelling offering in the vibrant Brighton market.

The property is thoughtfully arranged over three floors, providing ample space and flexibility. Upon entering, you are greeted by a welcoming atmosphere that extends throughout. The heart of this home is undoubtedly the spacious kitchen, which seamlessly adjoins a bright and inviting lounge/dining area. This open-plan layout creates a fantastic environment for everyday family life and entertaining guests, allowing for effortless interaction and a sense of connectivity. The kitchen is well-appointed, offering practical functionality and plenty of room for culinary creativity.

One of the standout features of this charming house is its private courtyard garden. This outdoor oasis is perfect for al fresco dining, summer barbecues, or simply enjoying a quiet moment with a cup of tea. It provides a valuable extension of the living space, offering a secluded and low-maintenance area for relaxation and entertainment.

The sleeping accommodation is equally impressive, with three generous double bedrooms distributed across the upper floors, ensuring privacy and comfort for all residents. While the property details state three bedrooms, the key features mention four, indicating a potential for flexible use of space or an additional room that could serve as a study or guest room, enhancing its versatility. The family bathroom is conveniently located on the lower ground floor, serving all bedrooms efficiently.





Location is paramount, and this property excels in that regard. Situated just a short walk from the picturesque Queen's Park, residents can enjoy beautiful green spaces, perfect for leisurely strolls, picnics, or children's play. Furthermore, the iconic Brighton seafront is also within easy reach, offering stunning coastal views, vibrant beach activities, and a plethora of cafes and restaurants. The property benefits from excellent transport links and is close to local amenities, including shops, schools, and leisure facilities, ensuring all daily needs are met with ease.

This Rochester Street residence is more than just a house; it is a lifestyle opportunity. Whether you are a growing family in search of a spacious home or an astute investor recognising Brighton's enduring appeal, this property warrants immediate viewing. Its combination of generous interiors, a private outdoor space, and an enviable location makes it a truly desirable acquisition.





Education:

Primary:

St Luke's Primary
Queen's Park Primary

Secondary:

Varndean
Dorothy Stringer
Cardinal Newman RC

Private:

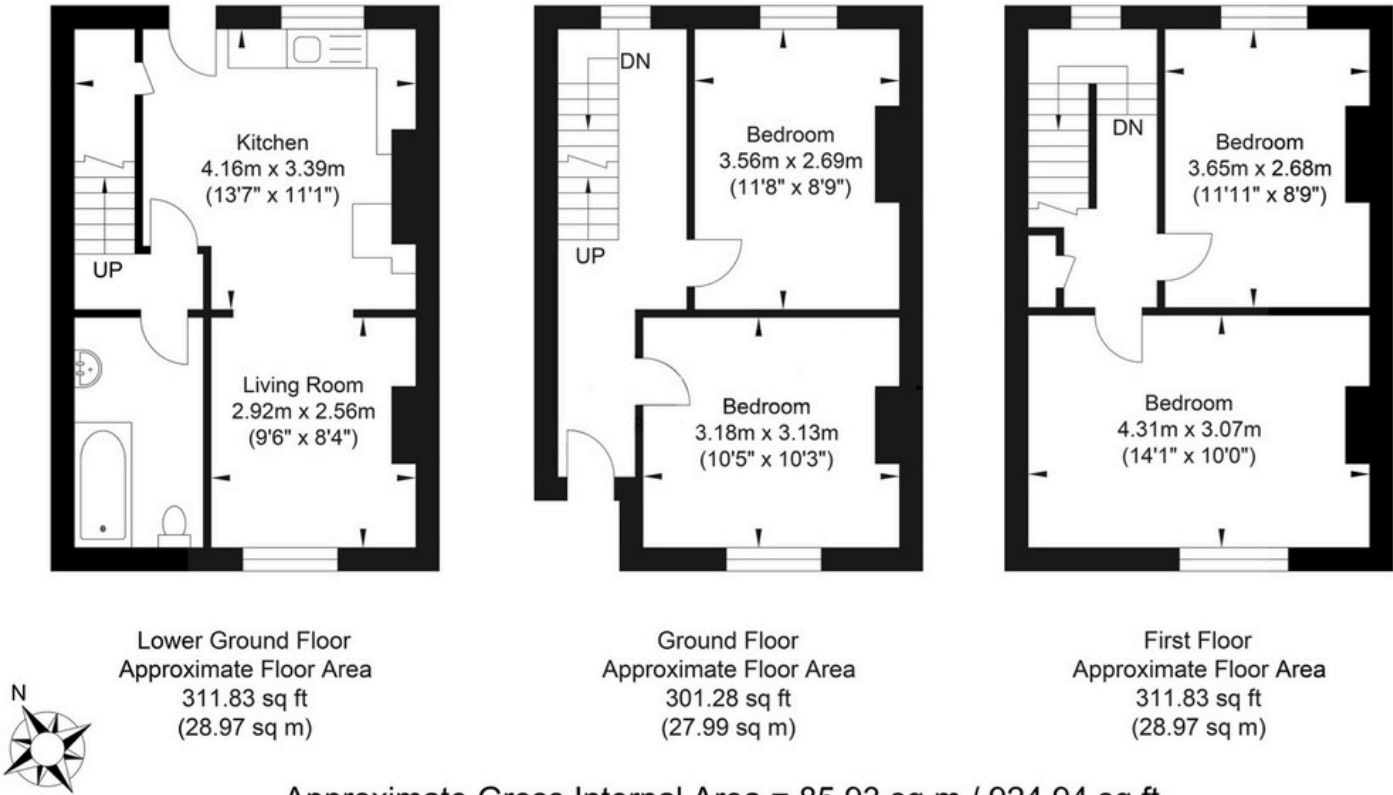
Brighton College
Lancing College
Windlesham School

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.