



College Terrace, BN2

£300,000

ASTON
VAUGHAN

INTRODUCING

College Terrace, BN2

2 Bedrooms | 1 Bathroom | Private Patio

Offering approximately 659 sq ft (61.29 sq m) of accommodation, the property benefits from its own private entrance, a particularly impressive open-plan living room and kitchen, two bedrooms, a modern bathroom and a private enclosed patio garden.

Upon entering, you are greeted by a welcoming entrance hall leading through to the heart of the home. The open-plan living room and kitchen is an excellent size, measuring approximately 5.22m x 4.59m, and provides a versatile space for both relaxing and entertaining. A large sash window and additional glazing allow plenty of natural light into the room, whilst the attractive exposed brick fireplace with a substantial timber surround creates an appealing focal point and a wonderful reminder of the property's period origins.

The kitchen has been thoughtfully designed with a range of bespoke-style timber shaker cabinetry, contrasting black worktops and a classic Belfast-style sink. Integrated cooking appliances and a contemporary extractor are complemented by ample storage and preparation space, creating a practical kitchen which sits naturally within the larger living area.

The principal bedroom is a generous double room with an attractive bay window, high ceilings and a calm, neutral finish. The second bedroom is a useful additional double/single bedroom and benefits from direct access to the private patio garden, making it particularly versatile as a guest room, home office or second bedroom.

The accommodation is completed by a well-appointed modern bathroom, featuring a full-size bath with overhead shower, WC and wash hand basin. The room combines a crisp white suite with contrasting dark wall tiling and patterned floor tiles.





Outside, the property benefits from a private enclosed patio garden, providing a lovely sheltered space for outdoor seating, morning coffee or entertaining during the warmer months. The courtyard has an attractive traditional brick-paved finish and a charming wrought-iron staircase, adding further character.

College Terrace is a quiet residential road situated within the highly sought-after Kemp Town area of Brighton. The property is conveniently positioned for the amenities of St George's Road, Kemp Town Village and the seafront, with a wide selection of independent cafés, restaurants, bars and local shops close by. Queens Park is also within easy reach, providing a popular green space for recreation and leisure.

The city centre and Brighton's extensive range of shops, restaurants and entertainment venues are readily accessible, while Brighton mainline railway station is approximately 1.5 miles away, providing regular services to London and other destinations. There are also numerous bus services nearby providing convenient access across Brighton & Hove and the surrounding areas.





Education:

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

Secondary: Varndean and Dorothy Stringer, Cardinal

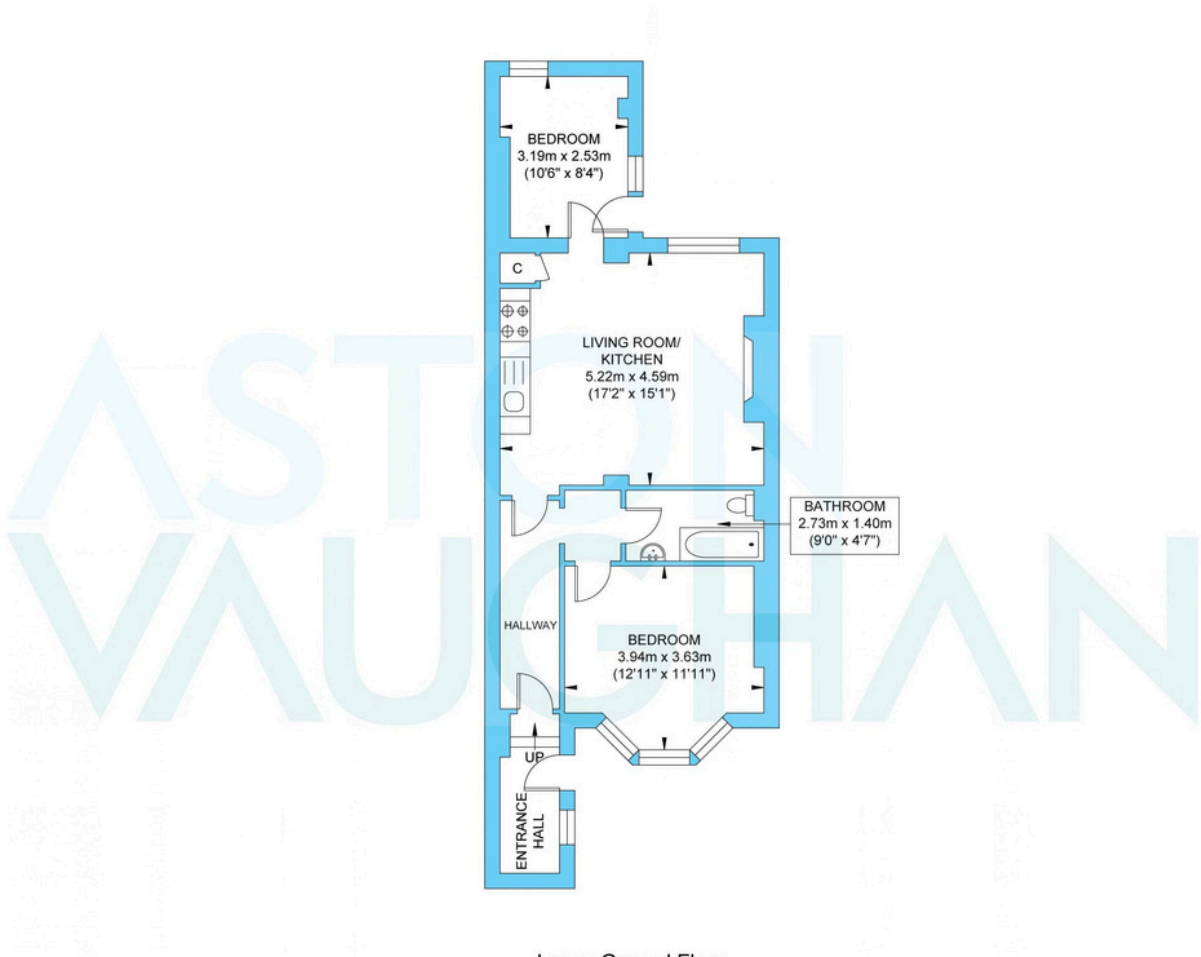
Newman RC Private: Brighton College and Prep.

Roedean

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 which are an easy walk from this unique home.

The beach is a short walk from here, now hosting Sea Lanes outdoor swimming pool and nearby is Soho House’s ‘Brighton Beach House’ and it’s 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, cinemas, restaurants and supermarket and the Downs, Queen’s Park and 72 par golf course are a ten-fifteen-minute walk. It’s 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.



Lower Ground Floor
Approximate Floor Area
659.72 sq ft
(61.29 sq m)

Approximate Gross Internal Area = 61.29 sq m / 659.72 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.