



Bute Street, BN2
£450,000

ASTON
VAUGHAN

INTRODUCING

Bute Street, BN2

Nestled on the vibrant Bute Street in Brighton, this three-bedroom house presents a unique opportunity for buyers seeking a property with significant potential for modernisation and personalisation. Currently configured as a flexible four-bedroom home and operating as a licensed HMO, this residence offers a versatile layout that can be adapted to suit various needs, whether as a family home or an investment.

Upon entering, you are greeted by a functional living space that flows into a fitted kitchen. The kitchen itself provides direct access to a charming private courtyard garden, an ideal spot for al fresco dining, entertaining guests, or simply enjoying a quiet moment outdoors. This secluded outdoor space is a valuable asset in a bustling city location.

Upstairs, the property currently offers three well-proportioned bedrooms, providing comfortable accommodation. The single bathroom serves these rooms, and while perfectly functional, it offers excellent scope for a buyer to update and personalise to their own taste and style, adding significant value.

One of the standout features of this property is the excellent scope it provides for modernisation. Buyers have the exciting opportunity to reimagine the interiors, creating a contemporary living environment that perfectly reflects their individual preferences. Furthermore, the loft space offers useful storage solutions and, subject to necessary planning consents (STNPC), holds significant potential for conversion into additional living space, such as an extra bedroom, a home office, or a creative studio.





The location of this Bute Street property is truly exceptional. Residents will benefit from being moments away from Brighton's iconic seafront attractions, including Sea Lanes, the Brighton Beach Sauna, and Yellowwave. The vibrant energy of the beach and its amenities are practically on your doorstep, offering endless opportunities for leisure and recreation. For those who appreciate green open spaces, Queen's Park is also just a short stroll away, providing a tranquil escape with its beautiful gardens, pond, and recreational facilities.

Representing a compelling opportunity to acquire a well-located property with immense potential in one of Brighton's most sought-after areas. With its flexible layout, private garden, and prime location, this Bute Street residence is an ideal choice for those looking to create their dream home or secure a valuable investment in Brighton.





Education:

Primary:

- St Luke’s Primary
- Queen’s Park Primary

Secondary:

- Varndean
- Dorothy Stringer
- Cardinal Newman RC

Private:

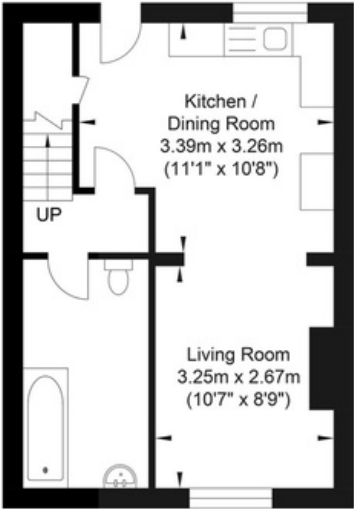
- Brighton College
- Lancing College
- Windlesham School

Good to Know:

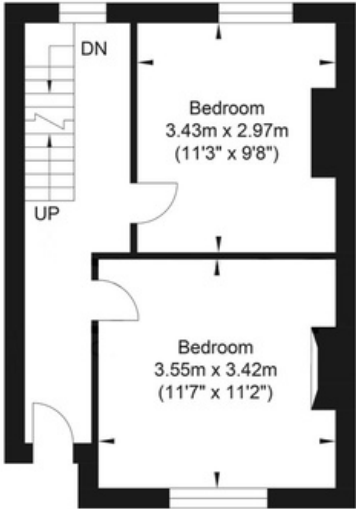
Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the 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.

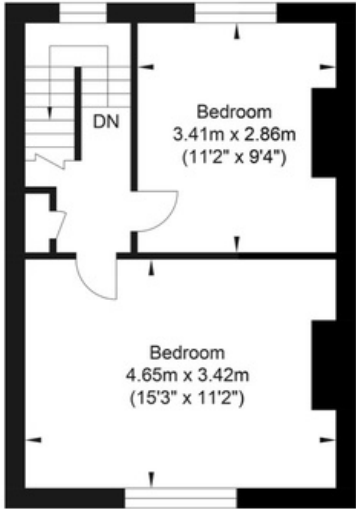
Bute Street



Lower Ground Floor
Approximate Floor Area
347.88 sq ft



Ground Floor
Approximate Floor Area
339.92 sq ft



First Floor
Approximate Floor Area
347.88 sq ft