



St Marys Square BN2
Offers in Excess of £800,000

ASTON
VAUGHAN

INTRODUCING

St Marys Square, BN2

4 Bedrooms | 2 Bathroom | Garage and Driveway

Nestled within a highly sought-after gated mews in Brighton's vibrant Kemptown, this stunning four-bedroom, two-bathroom end-of-terrace house presents an exceptional opportunity for discerning buyers. Offered for sale with offers in excess of £800,000, this property combines contemporary living with the charm of a popular coastal location.

Upon entering this exclusive mews, residents benefit from secure pedestrian access and the rare advantage of both off-street parking and a private garage, a significant premium in this popular area. The property itself boasts an enviable east-west orientation, ensuring an abundance of natural light floods the interiors throughout the day, creating a bright and inviting atmosphere.

The accommodation is thoughtfully arranged over several floors, providing ample space for family living and entertaining. The ground floor features two generous reception rooms, offering versatile spaces for relaxation and dining and one of the four bedrooms. The modern kitchen is well-appointed, catering to all culinary needs, and is complemented by a separate utility room, adding to the home's practicality and convenience. The property is presented in excellent condition, having recently benefited from a refurbished roof and the installation of modern double-glazed sash windows, ensuring comfort and energy efficiency.

Upstairs, three well-proportioned bedrooms provide comfortable retreats. The main bedroom is a true highlight, featuring a private en suite bathroom, offering a luxurious sanctuary. A further family bathroom serves the remaining bedrooms, all finished to a high standard. Storage is exceptionally generous throughout the property, with a huge loft space and the integrated garage providing extensive options for organisation and decluttering.





Apr 2020

20	21	22	23	24	25	26
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15

ASTON
VAUGHAN





One of the standout features of this Kemptown home is its larger than average garden for the development. This private outdoor space offers a wonderful setting for al fresco dining, gardening, or simply unwinding, and benefits from convenient side access. The combination of a spacious interior, modern amenities, and a substantial garden makes this property truly unique within the mews.

Kemptown is renowned for its eclectic mix of independent shops, cafes, and restaurants, all within easy reach. The seafront and Brighton Marina are just a short stroll away, offering a wealth of leisure activities and stunning coastal views. Excellent transport links provide easy access to Brighton city centre and beyond, making this an ideal location for both local and commuting residents.

This superb end-of-terrace house offers a rare blend of space, style, and practicality in one of Brighton's most desirable neighbourhoods. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.



Education:

Primary: Saltdean Primary, St Margarets's CofE, Our Lady of Lourdes RC

Secondary: Peacehaven Community School, Cardinal Newman RC

Sixth Form Colleges: BHASVIC, Newman College, MET, Vardean Sixth Form

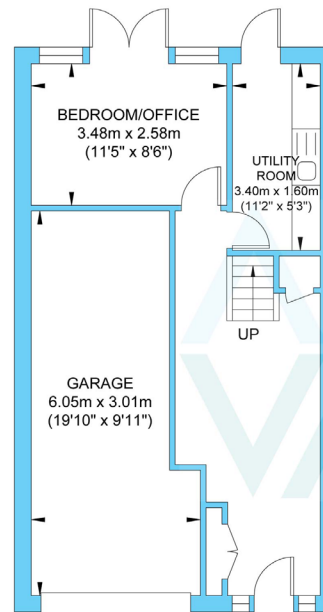
Private: Roedean School, Brighton College & Prep, Montessori School, Lancing College

Location Guide:

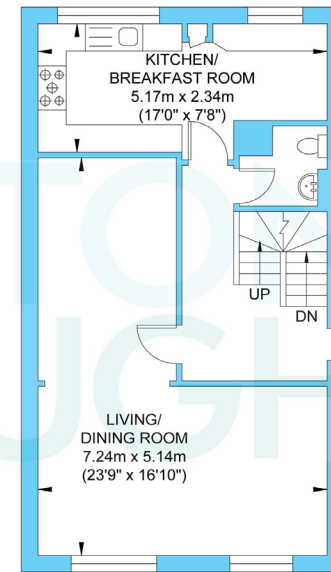
Saltdean is a leafy coastal suburb on the outskirts of the city; built around the stunning, Grade II listed, Deco lido which has recently been fully refurbished. Quietly located in the thriving community, with its local schools, shops, cafes and restaurants, this bright and sun filled house allows you to enjoy the coast and the countryside in equal measure. Escape out onto the South Downs National Park from the secure rear garden gate for dog walks or stargaze below the protected UN Designated Dark Skies within the Nature Reserve. For beach combers and walkers there are rockpools to investigate at low tide from both Rottingdean or Ovingdean Beaches which run below 20km of undercliff and promenade walks between Saltdean and Shoreham-by-Sea.

This property sits just 10-minutes by car from the fashionable Kemp Town Village which hosts the hospital and good schools including the award-winning Brighton College. The Marina is a few minutes more with a myriad of restaurants to choose from as well as a cinema, a health club and a casino. The law courts and Amex are also nearby, as are the South Downs and a 72 par golf course. It is also close to several bus routes serving the city centre, South Coast and Brighton Station, with its fast links to the universities, Gatwick and London. For those who need to commute by car, the A23 and A27 are both readily accessible.

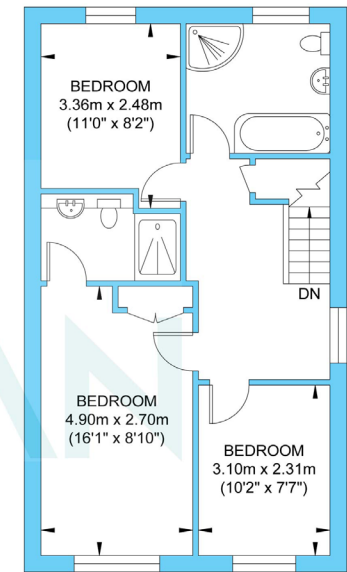
St Marys Square



Ground Floor
Approximate Floor Area
535.61 sq ft
(49.76 sq m)



First Floor
Approximate Floor Area
537.76 sq ft
(49.96 sq m)



Second Floor
Approximate Floor Area
535.61 sq ft
(49.76 sq m)



Approximate Gross Internal Area = 149.48 sq m / 1608.98 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

ASTON