



Slinfold Close, BN2
Offers Over £500,000

ASTON
VAUGHAN

INTRODUCING

Slinfold Close, BN2

4 Bedrooms | 1 Bathroom | South Facing Garden

Nestled in a desirable hilltop location in Brighton, this charming four-bedroom mid-terrace house presents an exceptional opportunity for families or those seeking a versatile living space. Boasting stunning views across the vibrant city and towards the sea, this property combines comfortable living with an enviable lifestyle.

A particular highlight of the property is its superb access to the surrounding countryside. The South Downs can be reached on foot within just a few minutes from the rear of the property, offering wonderful opportunities for walking, dog exercising, cycling and enjoying open green space right on the doorstep.

Upon entering, you are greeted by an entrance hall. To the right, a convenient WC is located. To the left, a flexible fourth bedroom, which was a converted garage, offers versatile accommodation, ideal for guests, a home office, or a gym, catering to a variety of needs. At the end of the hall, the lounge provides a welcoming area for relaxation and entertaining, offering ample space for family gatherings and enjoying the captivating sea views.

The lower ground floor features a spacious kitchen/diner, perfect for family meals and entertaining. This area seamlessly leads out to the delightful south-facing garden, creating an ideal indoor-outdoor living experience.

Ascending to the first floor, you will find three further bedrooms, each offering comfortable dimensions and natural light. These rooms benefit from impressive coastline and sea views, ensuring a peaceful retreat for all residents. The modern, newly tiled family bathroom is also located on this floor, meticulously maintained and designed for contemporary living. The layout is practical and adaptable, making it suitable for diverse family dynamics.



One of the standout features of this property is its invaluable off-street parking directly outside, a highly sought-after amenity in Brighton. To the rear, a delightful south-facing garden awaits, providing a private oasis for outdoor enjoyment. This sunny space is perfect for al fresco dining, gardening, or simply unwinding, and benefits from convenient rear access. The elevated position of the garden further enhances the sense of privacy and offers glimpses of the surrounding area.

The location is truly exceptional. Situated within walking distance of the bustling Kemptown Village, residents can enjoy an array of independent shops, cafes, and restaurants, creating a vibrant community atmosphere. The iconic Brighton seafront is also just a short stroll away, offering endless opportunities for leisure and recreation. For families, the proximity to the esteemed Brighton College is a significant advantage, while healthcare professionals will appreciate the easy access to the Royal Sussex County Hospital.

This property is not just a house; it is a lifestyle choice, offering the perfect blend of urban convenience and coastal charm. With its flexible accommodation, modern amenities, and prime location, it represents an outstanding investment in one of Brighton's most popular areas. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.











Education:

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

Secondary: Varndean and Dorothy Stringer, Cardinal

Newman RC Private: Brighton College and Prep.

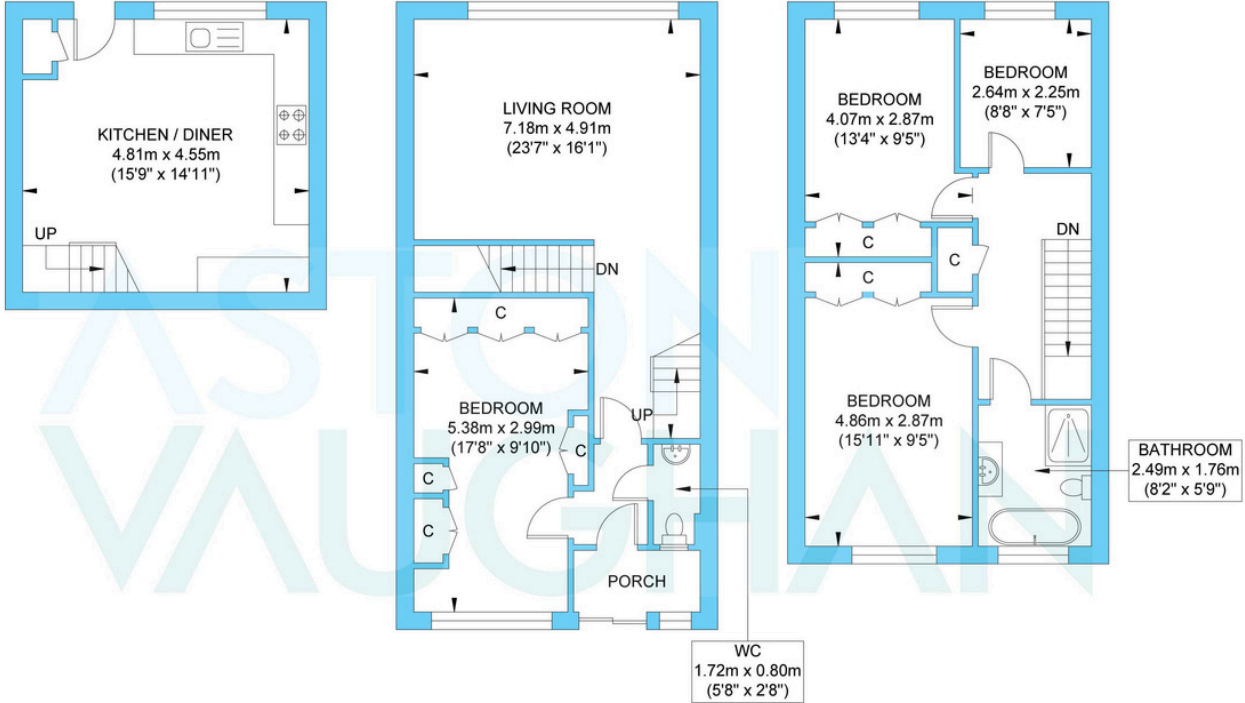
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Good to Know:

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.

Slinfold Close



Lower Ground Floor
Approximate Floor Area
247.13 sq ft
(22.96 sq m)

Ground Floor
Approximate Floor Area
536.79 sq ft
(49.87 sq m)

First Floor
Approximate Floor Area
477.27 sq ft
(44.34 sq m)



Approximate Gross Internal Area = 117.17 sq m / 1261.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.