



Charlotte Street,
Guide Price: £500,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Charlotte Street, BN2

4 Bedrooms | 3 Bathrooms | Top 2 Floors 1139 sq ft | Sea Lanes outdoor pool & Soho House nearby Excellent transport links | Kemptown area

Spanning the upper floors of an elegant Victorian townhouse in Brighton's fashionable Kemptown district, this exceptional four-bedroom flat feels more like a house than an apartment, giving you almost 1150 sq. ft. to play with. It is incredibly peaceful being elevated above the city, and it is filled with natural light from east to west through wide bay and sash windows looking out over the historic cityscape. It has been redecorated throughout using a contemporary palette, alongside oak flooring and streamlined fixtures and fittings, so you can move straight in or let it out immediately with ease.

You can see the sea at the end of the road from the main front door which opens to a neat communal hallway and stairs rising to your entrance on the second floor. Stepping inside, it is clear the space has been designed by those with a respect for period properties and an eye for interiors, creating a space which is both fun and homely. Originally a Victorian townhouse, the flat enjoys the high ceilings of the era and has retained its sash windows and architraves which add character to the space.

The eye is immediately drawn to the living room which spans the front of the house allowing ample space for relaxation and formal dining at a table within the bay, so you can see the sea as you eat. Tucked away be-

hind a peninsular island, the streamlined kitchen is sociable but does not dominate the whole room and integrated appliances include a touch induction hob, electric oven and a hood to ensure the room remains fragrant. Space has then been left for a washing machine and a fridge, so you can move in with relative ease. A choice of lighting level brings atmosphere to the space depending on the mood, while white walls and blonde wood flooring serve to naturally brighten the room.

There are two beautifully appointed bedrooms on this floor with crisp white walls, spotlights and ample space for either freestanding or built-in wardrobes. The room to the rear is a smaller double holding a tranquil position looking out over the neighbouring courtyard gardens, making it ideal as a child's room or as a home office for those WFH on a weekly or daily basis. Between the two sits a marble lined shower room, while bedrooms one and two sit on the top floor with en suites. These rooms are ultimately peaceful at the top of the house with the principal bedroom sharing the same proportions as the living room below it. The en suite bathroom is the epitome of modern luxury with a contemporary freestanding bath in white with a separate shower for when time is of the essence – perfect!





OWNER'S THOUGHTS

"Kemptown has an amazing energy that sets it apart from other locations. There is a real sense of community here and the local cafés, bars and restaurants are all very friendly. New Steine Gardens is a popular spot for lunchtime sandwiches and nearby, Queen's Park has tennis courts a pond and café, so you won't feel isolated if you are new to Brighton."

LOCATION GUIDE

Shops: Kemp Town Village 2 minutes

Station: Brighton mainline 15 minutes by bus

Seafront or park: Seafront 60 seconds walk, Queen's Park 10 minute walk

Education:

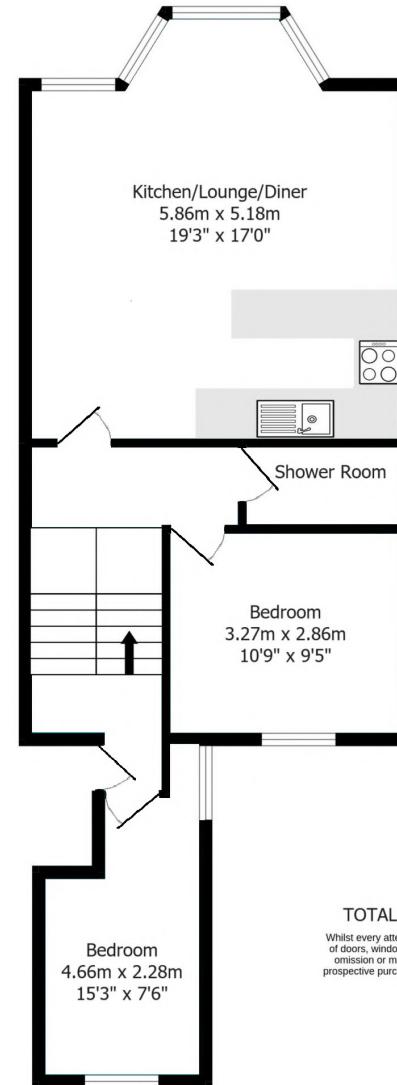
Primary: Queen's Park Primary

Secondary: Varndean or Dorothy Stringer

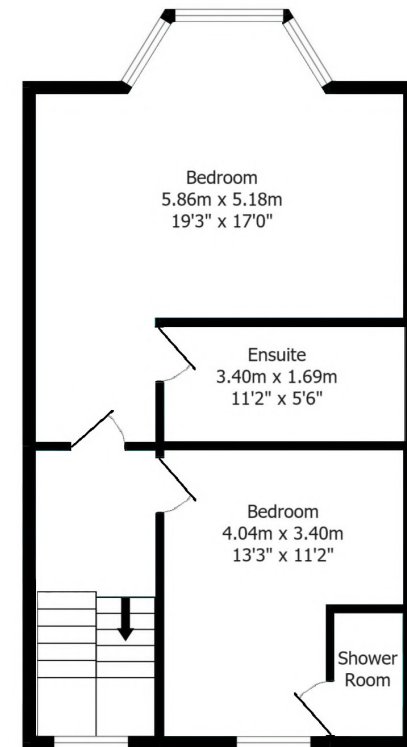
Private: Brighton College and Prep, Roedean

Brighton is famous for its relaxed, café culture and 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 opposite, and it is 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, 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 and permit zone C has no waiting list.

Second Floor
57.5 sq.m. (619 sq.ft.) approx.



Third Floor
48.3 sq.m. (520 sq.ft.) approx.



TOTAL FLOOR AREA: 105.8 sq.m. (1139 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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