



Robin Dene, BN2

Offers in Excess of £550,000

ASTON
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INTRODUCING

Robin Dene, BN2

3 Bedrooms | 2 Bathrooms | Private Garden

Nestled within a tranquil cul-de-sac, this meticulously refurbished three-bedroom townhouse presents an exceptional opportunity for those seeking a modern and convenient lifestyle in Brighton. Offered for sale with offers in excess of £550,000, this property has been thoughtfully updated throughout, ensuring a contemporary and comfortable living experience from the moment you step inside.

The ground floor of this charming home features a practical shower room, providing excellent convenience for residents and guests alike. The integral garage offers secure parking or valuable storage space, with significant potential for conversion into additional living accommodation, subject to the necessary planning permissions. This flexibility allows new owners to tailor the property to their specific needs, whether that be a home office, an extra bedroom, or a larger utility area.

Ascending to the first floor, you are greeted by a bright and airy open-plan living room. This generously proportioned space is bathed in abundant natural light, creating an inviting atmosphere perfect for relaxation and entertaining. The seamless flow of this area enhances the sense of space and modern living, making it the heart of the home. The contemporary design and high-quality finishes are evident throughout, reflecting the comprehensive refurbishment.

The property boasts three well-proportioned bedrooms, providing ample space for families, couples, or those requiring guest accommodation or a dedicated workspace. The layout is designed for practicality and comfort, ensuring each room feels welcoming and functional.

One of the standout features of this townhouse is its delightful south-facing rear garden. This private outdoor oasis is perfect for enjoying sunny afternoons, al fresco dining, or simply unwinding in a peaceful setting. The orientation ensures maximum sunlight exposure, making it an ideal space for gardening enthusiasts or those who appreciate outdoor living.





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Location is paramount, and this property excels in that regard. Situated in a quiet cul-de-sac, it offers a peaceful retreat from the hustle and bustle, yet remains incredibly well-connected. Residents will appreciate the close proximity to the vibrant Kemptown Village, renowned for its eclectic mix of independent shops, cafes, and restaurants. The popular Marmalade Cafe, a local favourite, is just a short stroll away, perfect for morning coffee or a leisurely brunch.

Furthermore, the property benefits from being a short walk to the Kemptown seafront, offering easy access to Brighton's iconic beach and promenade. Enjoy invigorating walks along the coast, take in the sea air, or explore the various attractions that Brighton's seafront has to offer. Excellent transport links are also readily available, connecting you to Brighton city centre and beyond.

This refurbished townhouse represents an outstanding opportunity to acquire a stylish and versatile home in a highly sought-after Brighton location. With its modern interiors, flexible living spaces, and desirable outdoor area, it is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.



Education:

St Marks, Our Lady of Lourdes, Queen's Park, St Luke's

Vardean High School, Dorothy Stringer

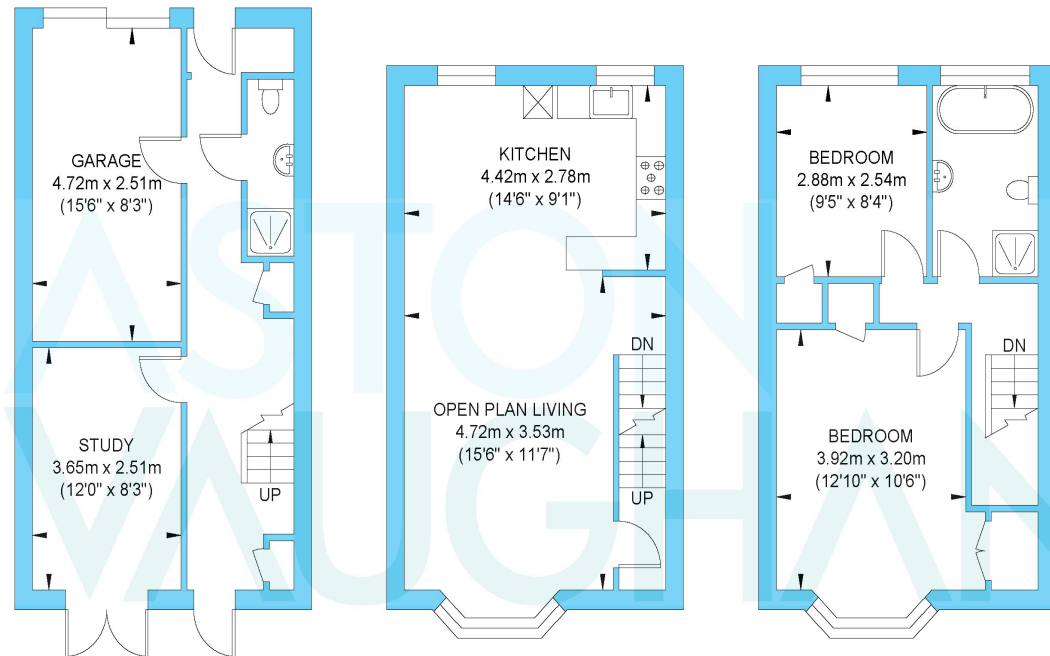
Vardean 6th Form, MET, BIMM, BHASVIC

Private Schools: Roedean, Brighton College, Brighton Waldorf, Brighton & Hove High, Bede's, Lancing with school buses

Location Guide:

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Palace Pier and glamorous Marina. Known for its festivals celebrating the arts and a 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 Grade I listed home. The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including The Steiner and the award-winning Brighton College.

Robin Dene



Ground Floor
Approximate Floor Area
403.0 sq ft
(37.40 sq m)

First Floor
Approximate Floor Area
364.40 sq ft
(33.90 sq m)

Second Floor
Approximate Floor Area
368.87 sq ft
(34.27 sq m)

Approximate Gross Internal Area = 105.57 sq m / 1136.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.