



Eastern Road BN2

Guide Price £375,000 - £400,000

**ASTON**  
VAUGHAN

## INTRODUCING

# Eastern Road, BN2

2 Bedrooms | 1 Bathroom | Private Garden

Nestled in a sought-after Brighton location, this beautifully finished two-bedroom split-level flat presents an exceptional opportunity for a variety of buyers. Whether you are a first-time purchaser, seeking a sound investment, or looking to downsize without compromising on style and comfort, this property offers an appealing blend of modern living and convenience.

Upon entering, you are greeted by a bright and inviting living room, a space designed for relaxation and entertaining. The room's feature fireplace adds a touch of character and warmth, creating a welcoming atmosphere for residents and guests alike. The contemporary fitted kitchen is a true highlight, boasting sleek cabinetry, elegant wooden worktops, and ample space for culinary creativity. This well-appointed kitchen ensures both functionality and aesthetic appeal, making everyday cooking a pleasure.

This charming flat benefits from two well-proportioned bedrooms, providing comfortable private spaces. The main bedroom boasts a relaxing space. Imagine the second as a dedicated home office, a peaceful nursery for a growing family, or a convenient guest space for visitors. This flexibility significantly enhances the property's appeal and practicality.

One of the most desirable features of this Brighton home is its private rear garden. This outdoor oasis includes a delightful patio seating area, perfect for al fresco dining, morning coffee, or evening drinks. Beyond the patio, a well-maintained lawn offers a tranquil space for relaxation and enjoyment, providing a valuable extension of the living area during warmer months. This private outdoor space is a rare find in city living and greatly enhances the property's lifestyle offering.







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The property benefits from a valuable private off-street parking space, set to the rear and accessed via secure double wooden gates. The hardstanding area provides convenient parking for at least one vehicle, with additional space that could be used for storage or seating if desired. Framed by mature planting and enclosed by characterful brick and flint walls, the setting feels both private and attractive—an increasingly rare and sought-after feature in this central Brighton location.

The bathroom has been luxuriously updated, showcasing striking marble-effect tiling and high-quality fittings. This modern and stylish space provides a spa-like experience, reflecting the overall attention to detail and quality found throughout the flat.

Location is paramount, and this property excels in that regard. Residents will benefit from easy access to Brighton city centre, renowned for its vibrant culture, diverse dining options, and eclectic shops. The iconic Brighton seafront is also within easy reach, offering stunning views and recreational opportunities. Excellent transport links ensure convenient travel, connecting you to wider areas and making commuting straightforward.

This two-bedroom, one-bathroom, one-reception flat represents superb value in the Brighton market. Its combination of stylish interiors, a private garden, and a prime location makes it a highly desirable home. Early viewing is strongly recommended to fully appreciate all that this exceptional property has to offer.



**Education:**

Queen's Park/St Luke's/St Mark's Primary School

Varndean or Dorothy Stringer secondary schools

6th forms at Varndean, BHASVIC, City College, BIMM

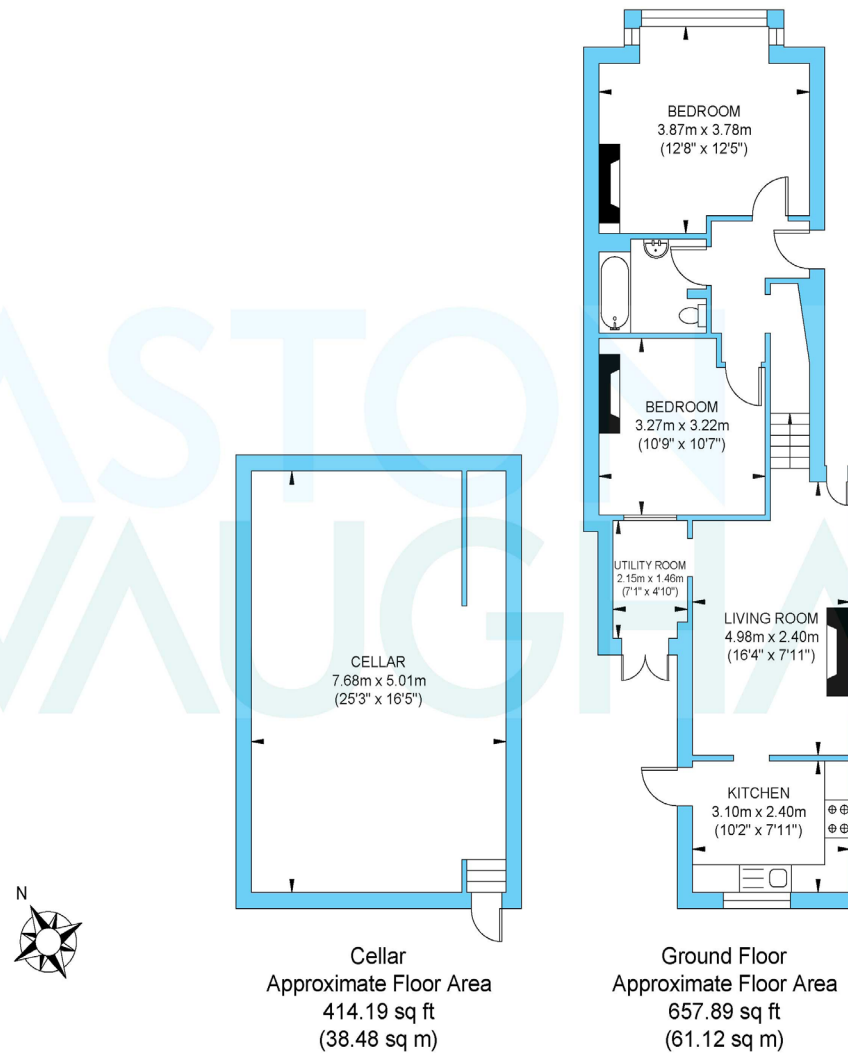
Private schools: Brighton College, Brighton & Hove Girls, Brighton Waldorf, Roedean

**Good to Know:**

Our coastal city is famous for its beaches, festivals, food and shopping– but also for its history, vibrant cultural centre and inclusive community. Bordered by the sea, surrounded by the South Downs National Park and with fantastic schools, colleges and universities we attract professionals, families, students and investors.

Kempton Village has an eclectic mix of cafés, shops, restaurants and even a farmer's market, and its beaches have cafés, bars, a Lido, yoga centre, crazy golf, playground and the Concord 2. Hosting the County Hospital and Brighton General, it is within walking distance of the city centre and the station although there are local buses and plentiful permit parking with no waiting list in zone H

**Eastern Road**



Approximate Gross Internal Area = 99.60 sq m / 1072.08 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.