



Yale

Charles Street BN2

£550,000

ASTON
VAUGHAN

INTRODUCING

Charles Street, BN2

2 Bedrooms | 2 Bathrooms | 1 Reception Room |
947 Sq Ft |

- Reproduction of a Regency house
- Voice Activated Blinds
- Four Opened Storeys
- Integral Garage

This house has undergone a complete renovation, ensuring that it offers all the modern comforts you would expect from a luxury living space.

The bathroom has been finished to the highest standards with a luxurious walk-in rain shower that creates a spa-like atmosphere. The modern resin sink is paired with an illuminated mirror, perfect for getting ready in the mornings or unwinding after a long day. The bathroom also features a heated towel rail, ensuring your towels are always warm and ready to use, adding a touch of comfort and luxury to your daily routine.

A small private patio is also accessible from the apartment, offering an intimate outdoor space where you can relax, enjoy your morning coffee, or unwind in the evening with a glass of wine. It's the perfect spot to enjoy some fresh air and take in the charm of the surrounding area.

Upstairs, you step into a beautiful living/dining room filled with natural light from the large bow window that nearly covers the east wall. A sleek radiator keeps the lines clean and crisp. You can adjust the lighting to suit your mood in the evenings, and the thick silver carpet hides ethernet and HDMI cabling for any media needs.





The stylish kitchen is both sociable when the door is open and private when closed, offering a light and airy atmosphere. It features streamlined, matt units highlighted by ambient lighting and topped with quartz for a seamless finish. The high-spec Smeg appliances include a touch induction hob, fan oven, charcoal circulating hood, fridge, and dishwasher.

The guest room, designed with a lockable door for added privacy, faces east to capture the morning sunlight. It features a broad, double-glazed sash window equipped with an electric blackout blind that remains in place. A low-level radiator keeps the room uncluttered and peaceful, while a TV point opposite the bed ensures visitors feel like VIPs. This versatile room can also serve as a second bedroom, an office with a sea view, or even be rented out via Airbnb, offering flexible use to suit your needs.

Next door, a luxurious shower room awaits, wired for sound that can be activated by gesture control or remotely. Lined with grey porcelain, it offers a refreshing and restorative experience with a large rainfall showerhead and a lit mirror above the stylish resin hand basin.

The top floor was designed as a private retreat, ideal for Airbnb guests to help cover the mortgage. A lockable fire door opens to a private staircase with a raised ceiling that adds to the sense of space. The bedroom features fresh decor, carpet, and a discreet closet with organized storage. The double-glazed window offers charming views of the historic terrace opposite and includes a light-dimming blind. The room is also equipped with an Optoma media system, which the current owner is happy to discuss.

The en suite bathroom continues the luxurious feel with a spacious design. You can relax in a 1700 bath under a skylight, while a window in the far wall offers a view of the city. A touch-lit mirror above the resin basin, a gesture-controlled sound system, and stylish grey porcelain tiles create a spa-like atmosphere for you to enjoy.





Education:

Primary: Middle Street Primary School, Queens Park Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep, Montessori School

Vendors Comments

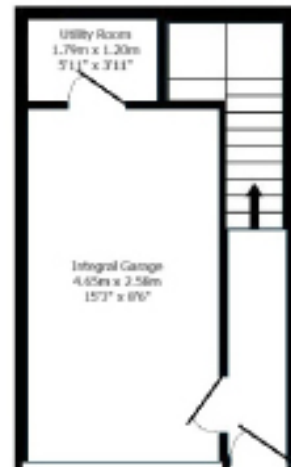
"This location is perfect, with the sea and everything we need right on our doorstep. We love feeling connected to both the coast and the city, even when we're at home. The house offers a great balance with a beautiful first floor for entertaining and private bedrooms that don't share a wall. The extra insulation ensures we don't hear our guests at all. St James's Street is well-known, and the local cafés, bars, and restaurants are very friendly. We also appreciate the flexibility of renting out the second bedroom or locking it up when we're away, and the garage provides added peace of mind."

Good To Know

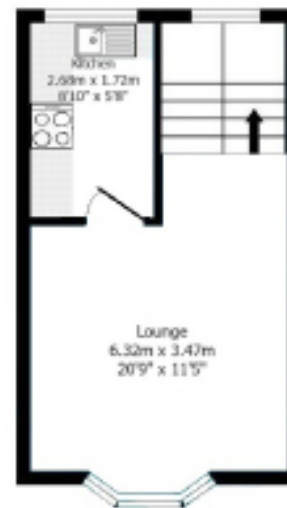
This prime location is just minutes from great shopping, restaurants, clubs, cinemas, and theatres, and a short walk to the famous seafront. It's also conveniently close to the Law Courts, Police Station, Amex, and local hospitals. Surrounded by parks and gardens, which are perfect for relaxing or enjoying local festivals, the area is near the picturesque Lanes and the cultural heart of the city. Brighton and Hove are easily accessible on foot, by bus, or by car, and the station, with fast links to the airports and London, is a 15-minute walk or a 5-minute cab ride away.



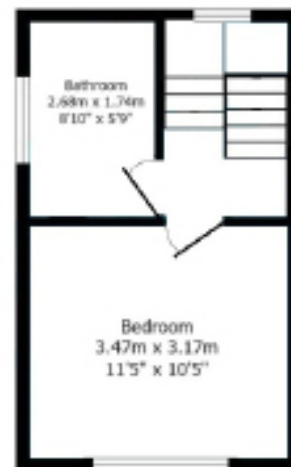
Ground Floor
20.3 sq.m. (219 sq.ft.) approx



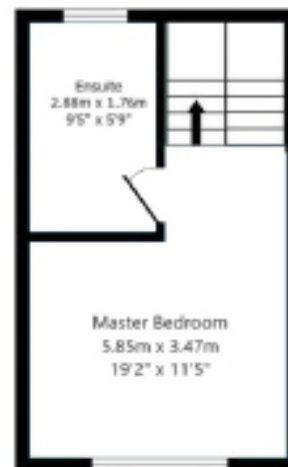
First Floor
21.2 sq.m. (229 sq.ft.) approx



2nd floor
20.3 sq.m. (219 sq.ft.) approx



3rd floor
20.3 sq.m. (219 sq.ft.) approx



TOTAL FLOOR AREA: 88.0 sq.m. (947 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.