



Bloomsbury Street, BN1
Offers Over £425,000

ASTON
VAUGHAN

INTRODUCING

Bloomsbury Street, BN2

2 Bedroom | 1 Bathroom | Outside Space |

Offering the perfect blend of coastal charm and contemporary comfort, this beautifully refurbished two-bedroom cottage is ready to enjoy as either an exceptional home or a premium holiday rental. Situated on a peaceful one-way street in the heart of Kemptown Village, it enjoys a tucked-away position away from the busiest tourist areas while remaining just two blocks from the seafront.

Kemptown Village offers an excellent range of independent shops, cafés and everyday amenities, along with a popular weekly farmers' market. The area is also home to the County Hospital and Brighton College. Several nearby green spaces host events throughout Brighton's famous annual festivals, while the city's vibrant centre, The Lanes and St James's Street – well known as part of Brighton's Pride route – can all be reached with an easy 15-minute walk along the seafront or through the city.

Behind its characterful period façade, complete with bespoke timber-framed double-glazed windows and a handcrafted stable door, the property has been thoughtfully modernised while respecting its original charm. Since 2016, the current owner has carried out an extensive programme of refurbishment to an exceptionally high standard.

The improvements include a brand-new kitchen, a modern combination boiler, and a luxurious new bathroom, with the roof above raised to create additional height and space. The property has also been fully rewired, damp-proofed, treated for timber preservation, fitted with bespoke timber windows and replacement internal and external doors, custom-made plantation shutters and curtains, engineered oak flooring throughout, a widened opening between the sitting room and kitchen, a fire alarm system, and a comprehensive overhaul of the roof. Documentation, warranties and a full schedule of works will be available from the owner.





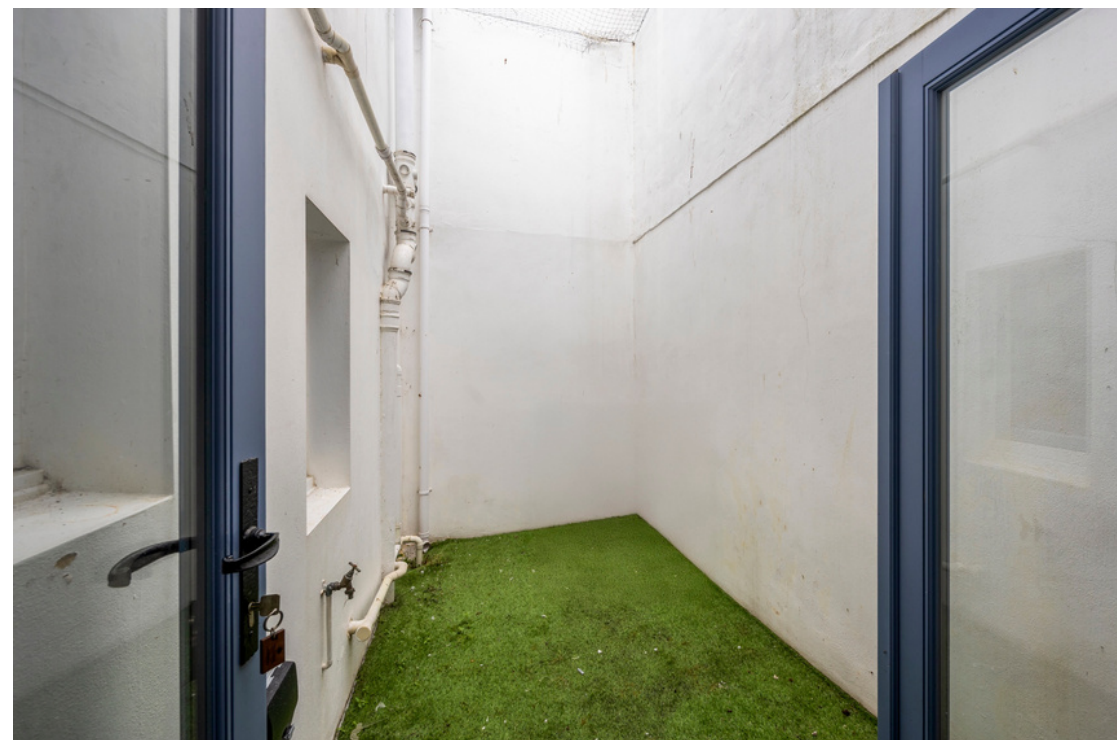
Inside, engineered oak flooring runs throughout the ground floor, while the generous ceiling heights create an unexpectedly spacious feel. The impressive dual-aspect living and dining room with a large south-facing window filling the front of the room with natural light and French doors opening directly onto the patio at the rear. Two substantial storage cupboards help keep the space organised and uncluttered. Double glazing ensures the cottage remains bright and airy during the warmer months, while in winter it becomes a warm and cosy retreat. The fireplace, complete with an electric wood-burning stove, may also be available by separate agreement.

The private rear patio provides a wonderful extension of the living space throughout the summer. Fully level with the house and attractively lit for evening use, it offers ample room for outdoor dining or relaxing with friends before strolling down to the beach or into the city. It is a peaceful and secluded outdoor space that feels like a hidden oasis.

Designed with entertaining in mind, the stylish kitchen is open to the main living area, creating an easy flow while maintaining its own distinct space so it never dominates the room. Windows along one side flood the kitchen with natural light, complemented by flexible lighting for evenings. The timeless design features an excellent range of fitted units, solid wood worktops and high-quality integrated appliances, including a multi-fuel range cooker, micro/combi oven, fridge, freezer, dishwasher and washing machine.

On the first floor, the beautifully appointed bathroom is larger than expected and has been enhanced by the raised vaulted ceiling. It offers both a full-sized bath with shower attachment and a separate walk-in shower. Elegant Victorian-inspired fixtures, including the shower fittings and designer basin, are paired with modern high-spec finishes and a heated towel rail, creating a luxurious yet timeless space.





Education:

Primary:
Queens Park Primary, St Lukes Primary

Secondary:
Varndean, Dorothy Stringer, Cardinal Newman RC

Private:
Brighton College, Lancing College, Windlesham School

Good to Know:
The relaxed culture of Kemp Town Village is just moments around the corner from this sunny apartment. Here you'll find delicatessens, restaurants, foodie pubs and cafes, alongsideboutique and vintage shops. The beach is on your doorstep and is quieter this side east of the pier. Sea Lanes outdoor swimming pool is open all year round and Soho House's Brighton Beach House has opened within walking distance of this property. It also sits within minutes of The Amex Business Centre, Brighton Law Courts and the RSC Hospital as well as the historic heart of the city where you'll find theatres, museums and the bohemian North Laine Shopping District. Brighton Station is 30 minutes on foot (10-minute cycle) or a short bus ride away, with its fast service to Gatwick and London, and there's no waiting list for this parking zone. With flexible living spaces, beautiful features and a fantastic coastal location, this property will appeal to families, investors and professionals alike.

