



St Mary's Square, BN2  
£775,000

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## INTRODUCING

# St Mary's Square, BN2

- 3-bedroom, 2-bathroom high spec mews house in Kemptown
- Parking and garage
- South facing walled garden
- Fine quality finish throughout with German Haecker kitchen and Miele appliances, water softener, chiller and purifier
- Underfloor heating
- Zoned Smart lighting system with remote controls and CAT 5 cabling
- Sea views from top floor
- Integrated garage also ideal as home gym, storage or utility room
- 5-minute walk to Kemptown Seafront
- Kemp Town Village amenities on your doorstep
- Excellent schooling nearby, with Brighton College Pre-Prep at the top of the road and the Prep and Senior schools just a short walk away
- Close to Hospital, Law Courts and Amex Business Centre

Tucked away in a private gated mews in the heart of Kemptown, this stylish four-storey townhouse offers spacious modern living just moments from the beach, city centre and top schools. Secure gates open to a neat brick courtyard lined with greenery, while a private driveway and front garden with a mature palm tree create an inviting first impression. The house itself stands out with its attractive canopied bay window combining character with contemporary comfort. Inside, the home is beautifully finished with a bright, airy layout, underfloor heating, and high-quality fittings throughout.







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The recently fitted solid ash front door opens to a bright entrance hall, setting the tone for the quality throughout. Underfloor heating runs beneath large porcelain tiles, complemented by fresh white walls that flow across the ground floor.

Moving through the entrance floor, the garage is integrated to allow access from inside. With charcoal carpet underfoot this space can also be used as a home office or gym and with plumbing for washing machine could be used as a utility room (although there is also a utility cupboard on the second floor). It has double doors to the drive, so it can also remain as a garage if needed too.

To the rear of the ground floor sits the streamlined German designed Haecker kitchen, fitted with only the finest quality Miele appliances. These include two top grade ovens with menu cooking; one fan with grill and one steaming oven (but can also be used as an additional fan oven with grill if required), a warming drawer, Tepin Yaki, induction hob and a dishwasher, so you can move in with relative ease. White Corian worktops bring form and function to the space alongside ample storage with huge aesthetic appeal, while the Franke sink and taps offer chilled water. There is also a water purifier and a Monarch water softener to ensure the perfect sip while looking after your appliances. There is a vast amount of space for formal dining and entertaining which can spill outside to the glorious garden as the weather warms.

The south-facing rear garden is a hidden oasis, perfect for alfresco dining beneath the olive and cherry trees. Bordered by the old convent wall and filled with roses and seasonal blooms, it offers colour, fragrance and character, while the paved design keeps it low-maintenance — a tranquil sanctuary in the heart of the city.

Upstairs, the first floor is dedicated to a generous reception room running the full depth of the house. This room has zoned smart lighting system with remote controls, together with engineered oak flooring, underfloor heating and a neutral décor. It's a versatile space easily adapted for relaxing, entertaining or working from home.



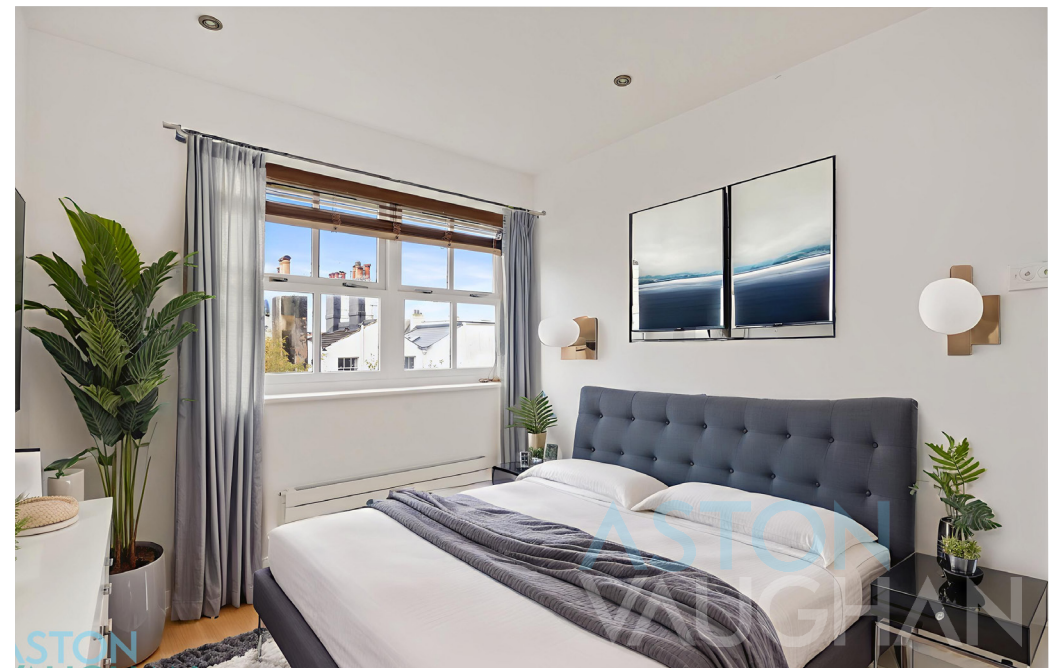






Elevated higher on the second floor are two beautifully appointed double bedrooms sharing two bathrooms with the principal room enjoying smart zoned lighting with remote controls and direct access to the en suite shower room. Bedroom two faces south with joyful garden views and easy access to the large main bathroom adjacent which benefits from a full corner bath suite with shower over it. These rooms are peaceful and warm, heated by contemporary radiators and towel rails.

Elevated higher is the largest bedroom spanning the top floor also enjoying smart zoned lighting with remote controls. Here there are four large Velux windows bring in city rooftop views and a charming sea view, reminding you just how close to the sea you are here. It is gloriously bright and airy in here – much like the rest of the house due to ample glazing and a southerly aspect. This expansive space is versatile as a bedroom, workspace, yoga/art studio and more, depending on the needs of the occupants. It is light and airy, again with underfloor heating below Karndean 'driftwood' flooring, and there is a vast amount of additional storage in the eaves.





**Vendor's Comments:**

"This is a superb home and garden which feels wonderfully spacious and versatile for families or professionals looking to live close to the city but in relative peace. The garden is a joy during the summer when the roses are in bloom and the blossom is on the trees, and there's nothing to beat living so close to the beach during summer. It is quieter to the east of the pier, and we now have Sea Lanes open air swimming pool to enjoy when the sea is too rough for swimming."

**Education:**

Primary: St Luke's Primary, Queen's Park Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep.

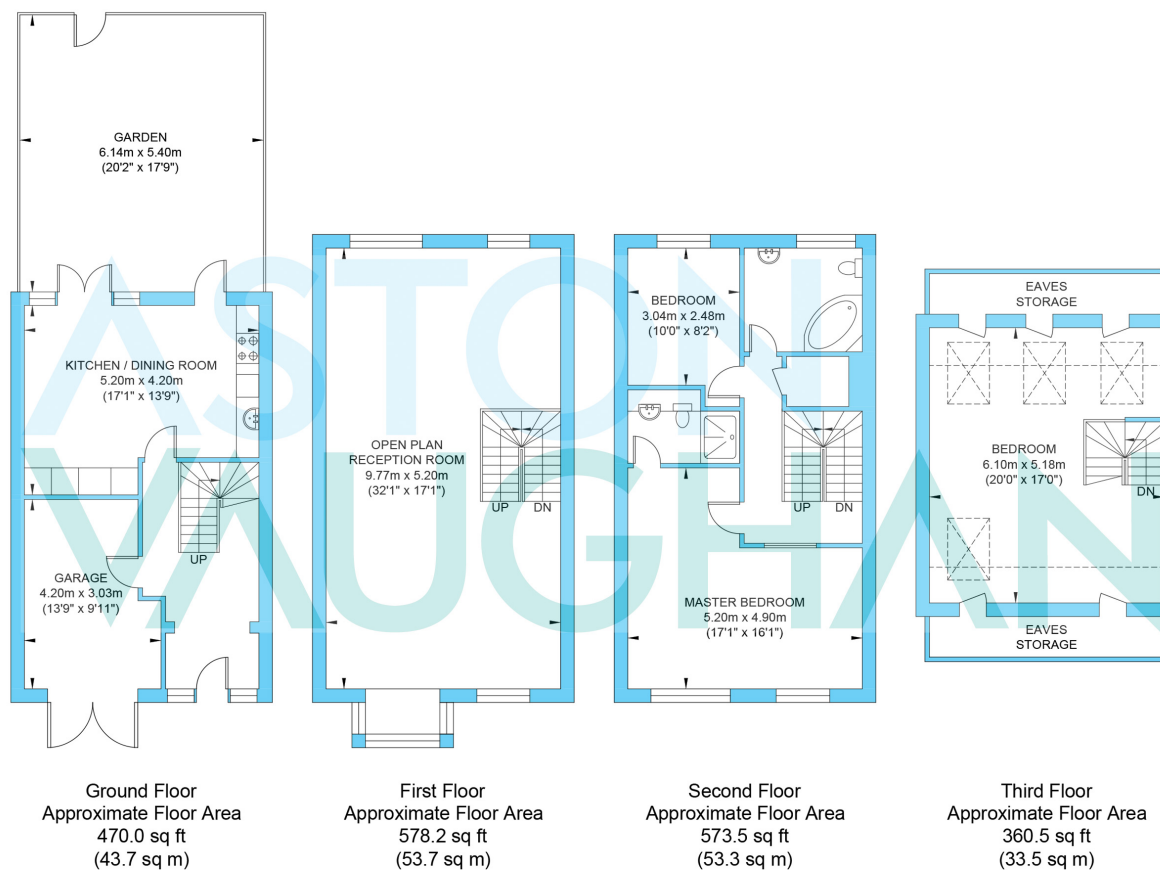
**Good to know:**

Brighton is a vibrant coastal city, known for its beaches, Pier, Royal Pavilion and Marina. The property is located in the heart of Kemp Town Village with Brighton College and a wide range of shops, cafés and restaurants, with the beach and seafront close by. The Hospital, Law Courts, Amex, Marina amenities and green spaces including the Downs, Queen's Park and 72-par golf course are all within easy reach. Excellent transport links include nearby bus routes, Brighton Station with fast services to London and Gatwick, and the A23/A27 for drivers.





# St Marys Square



Approximate Gross Internal (Excluding Garden/Eaves) Area = 184.2 sq m / 1982 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.