



Centurion Road, BN1

Guide Price: £560,000

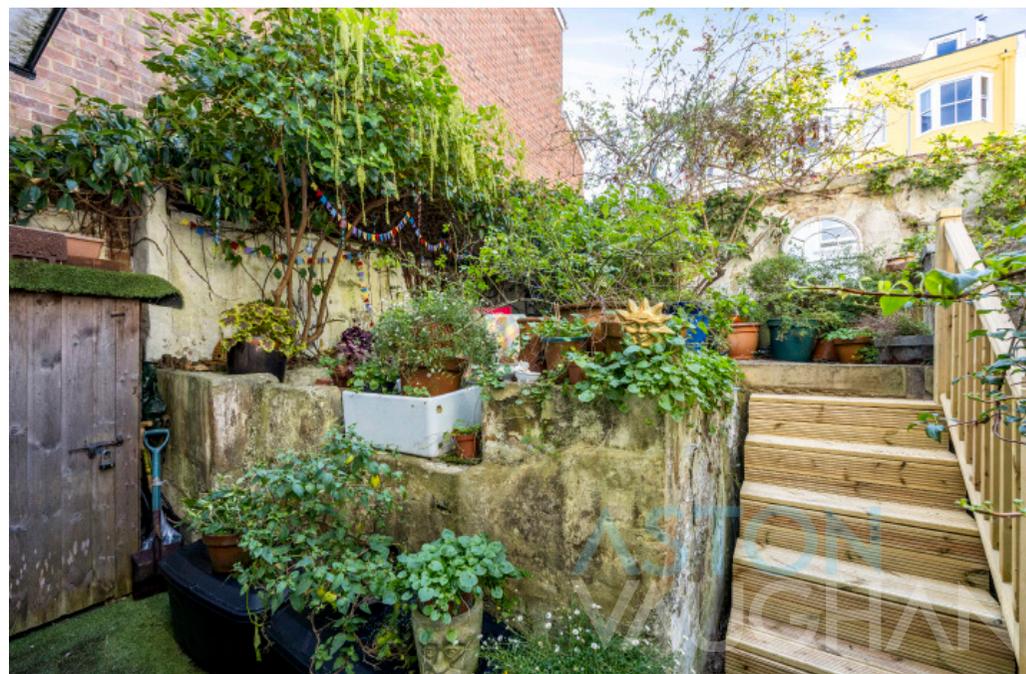
**ASTON
VAUGHAN**

INTRODUCING

Centurion Road, BN1

2 Bedrooms | 2 Bathroom | 1 Reception Room
1047 Sq Ft | Patio Garden | Central Location Near Station

5 mins walk from the famous North Laine and Brighton Station's direct trains to Gatwick and London, this 1850's 2 bed, 2 bath house in prime West Hill CA is around the corner from St Nicholas Church Rest Garden which hosts events during festivals, and is also only approx. a 10-15 walk to our legendary clubs and the sea. On a quiet one way lane with permit parking, inside the spacious living/dining room has the wow factor with crisp décor, oak flooring and a wood burning stove whilst downstairs a fabulous kitchen breakfast room has bi-folding doors to a private patio, perfect for parties. There are 2 bathrooms, one large enough for both a bath and shower, the other a stylish shower room and the contemporary finish continues all the way through to the two double bedrooms upstairs.





These few, exclusive terraces which cluster at the back of St Nicholas Church are sought after by professionals, investors and small families, and this property has pride of place with a secret footpath at the end of it leading to the Church, its gardens - and a popular primary school and playground. Outside looks very traditional, but has discreet double glazing, and inside 97.30m² (1047.31 sq. ft.) deliver bright, inviting rooms with a contemporary finish.

The ground floor has been skilfully opened up to create a big, bright living/dining room with versatile floorspace ready to work, rest or play. Of classic proportions with high grade oak flooring underfoot, sunshine streams through the large window at the front and back, there's a wood burning stove to enjoy and a deep alcove keeps the room clutter free.

Downstairs, the bright and cheerful kitchen breakfast room has plenty of space for a family table by the bi-folding doors which open to bring in the sociable patio, raised to catch the sun. A stylish mix of wood and steel delivers ample storage and practical working surfaces and it's good to go with a touch induction hob beneath a hood, a grill/combi and fan oven in a tower, plumbing for a dishwasher and designated space for a fridge freezer. There's also a spacious utility room tucked away.

Outside, the spacious garden is an ideal spot for friends to meet before exploring our exciting coastal resort. Child and pet secure behind walls, this charming oasis of calm at the heart of the city has ample space for a sociable, al fresco lifestyle. The raised dining area is surrounded by mature beds planted for all year interest, and it is easy to maintain so you'll have more time to enjoy it.

Back inside, there's a gleaming bathroom, ideal for visitors, which has space for both a bath with a shower attachment and a separate, walk in shower with a drench head.

Upstairs, the high ceilings continue on the first floor where the guest bedroom is a light and airy double used as a comfortable home office big enough to share - and with lower buildings behind, it isn't directly overlooked. At the front of the house, the principal bedroom is a restful retreat with plenty of space and character of its own. There are alcoves for wardrobes and next door, the contemporary shower room is painted in the colours of the sea.





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Vendor's Comments:

"Enjoy a coastal city lifestyle to the full from this great location on a quiet one way lane but still super-convenient for commuters just 5 mins walk from the station."

Good to Know:

5 mins walk to shops & cafés of Queen's Road & North Laine

10-15 mins to sea with beach bars, So-Ho House

St Nicholas Church Rest Garden 3 mins walk

Walk to 7 Dials, Churchill Square

Buses serve whole city and National Park

Education:

Primary: St Nicholas Primary

Secondary: Varndean, Dorothy Stringer

6th form: BHASVIC, MET

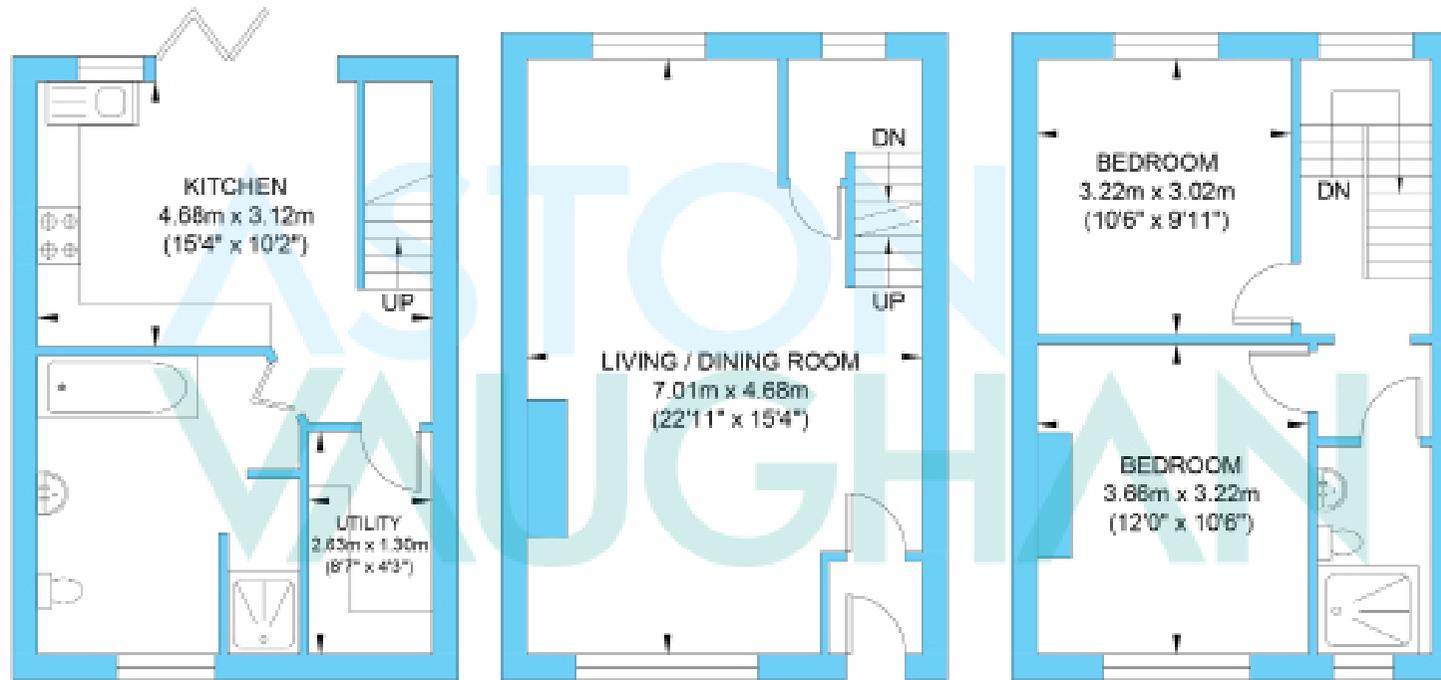
Private: Brighton College, Brighton Girls, Roedean

Location Guide:

5 mins walk from the station, taxi rank and buses covering the whole of Brighton & Hove, this exclusive West Hill location is just moments from the vibrant Queen's Road and top of the North Laine which follows down the hill to the Royal Pavilion and arts venues. Although there's permit parking, you can be car free as you can reach shops, clubs, bars restaurants and the sea on foot. Convenient for parks that provide cool green spaces and host arts events from open air theatre to live music all year round, local schools are good and the countryside of the National Park, the famous Marina and racetrack are easy to reach. For those who commute by car, there is swift access to the Seven Dials and its seven ways into or out of the city.



Centurion Road



Lower Ground Floor
Approximate Floor Area
339.49 sq ft
(31.54 sq m)

Ground Floor
Approximate Floor Area
353.91 sq ft
(32.88 sq m)

First Floor
Approximate Floor Area
353.91 sq ft
(32.88 sq m)



Approximate Gross Internal Area = 97.30 sq m / 1047.31 sq ft

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