METRODECO

Charlotte Street, BN2
Offers Over £400,000

ASTON
VAUGHAN
Sales and Lettings

Charlotte Street, BN2

2 Bedrooms | 1 Bathroom | Own Private Entrance
785 sq ft | Sea Lanes outdoor pool & Soho House nearby
Excellent transport links | Kemptown area

Spanning the entire lower ground floor of an elegant Victorian townhouse in Brighton's fashionable Kemptown district, this contemporary two-bedroom flat offers space for professionals and sharers to entertain in style. It has been renovated throughout using a contemporary palette, being careful to retain or reinstate some original features, keeping the character of the building intact. High ceilings, a wall of bi-folding doors and a large, vaulted skylight ensure it is uniquely light and airy for a lower ground property, and all fixtures and fittings feel like new, so you can move straight in or let it our immediately with ease.

You can see the sea at the end of the road from the steps leading down to the property's own front door. Stepping inside, it is clear the space has been curated by those with a respect for period properties and an eye for interiors, creating a space which is both fun and homely.

Through the long entrance hall, you can spy through the depth of the building to the incredible living room at the far end, where the expo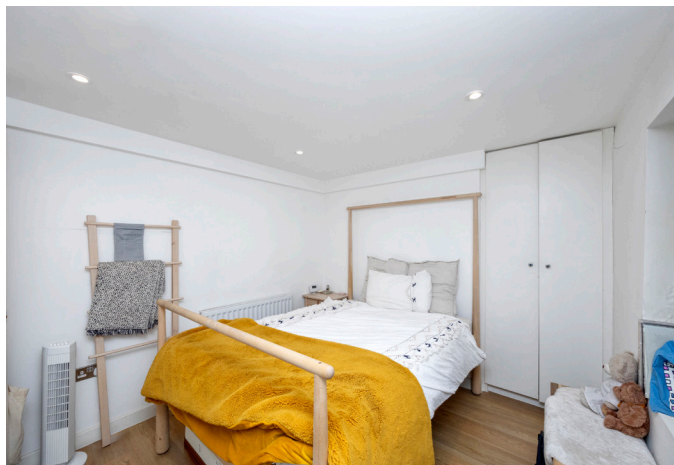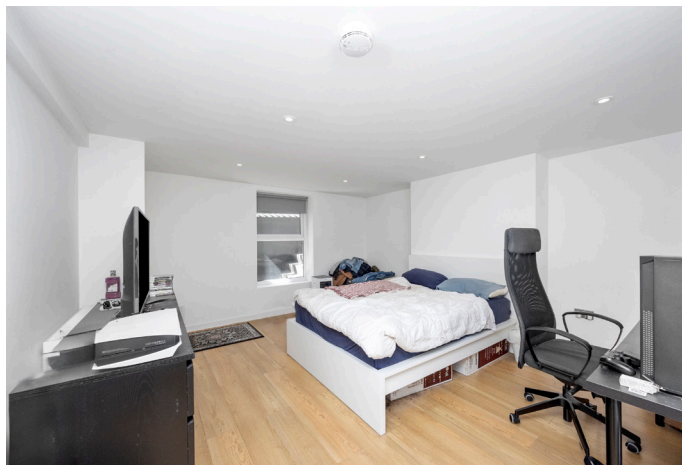sed brick wall rises up to the ceiling, adorned with plasterwork detailing and zoned spotlights. There is ample space in here for formal dining and relaxed seating, which can spill outside to the westerly patio for peaceful lunches, suppers and drinks alfresco, listening to the happy sounds of city and coastal life around you.

With the kitchen conveniently adjoining, cooking and entertaining is made easy as a well-designed space offering plenty or storage in streamlined cabinetry and lots of worktop area for meal preparation. An induction hob sits inlaid above the oven, while other appliances are also discreetly integrated and this all takes place away from the bedrooms which sit to the front of the building.

Both bedrooms are beautifully appointed with crisp white walls, spotlights to set the atmosphere and ample space for either freestanding or built-in wardrobes. The shower room sits between the two, so they don't share a wall, offering a chic space for showering, lined in marble tiling from top to bottom.

OWNER'S THOUGHTS

"Kemptown has an amazing energy that sets it apart from other locations. There is a real sense of community here and the local cafés, bars and restaurants are all very friendly. New Steine Gardens is a popular spot for lunchtime sandwiches and nearby, Queen's Park has tennis courts a pond and café, so you won't feel isolated if you are new to Brighton."

LOCATION GUIDE

Shops: Kemp Town Village 2 minutes

Station: Brighton mainline 15 minutes by bus

Seafront or park: Seafront 60 seconds walk, Queen's Park 10 minute walk
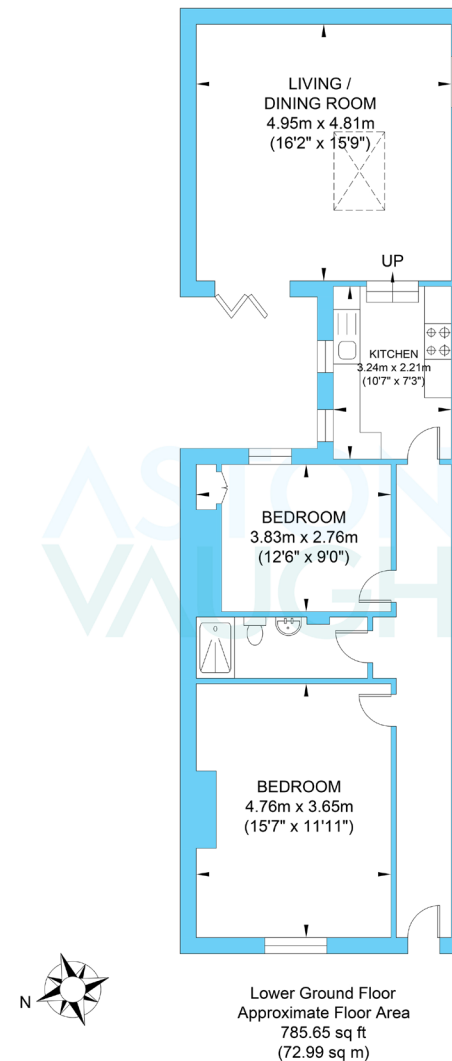
Education:

Primary: Queen's Park Primary

Secondary: Varndean or Dorothy Stringer

Private: Brighton College and Prep, Roedean

Brighton is famous for its relaxed, café culture and there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this period property. The beach is opposite, and it is just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinema, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It is also close to several bus routes serving the city centre, coast and Brighton Station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far and permit zone C has no waiting list.

Charlotte Street

LIVING / DINING ROOM
4.95m x 4.81m
(16'2" x 15'9")

UP

KITCHEN
3.24m x 2.21m
(10'7" x 7'3")

BEDROOM
3.83m x 2.76m
(12'6" x 9'0")

BEDROOM
4.76m x 3.65m
(15'7" x 11'11")

N

Lower Ground Floor
Approximate Floor Area
785.65 sq ft
(72.99 sq m)

Approximate Gross Internal Area = 72.99 sq m / 785.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.