



College Place, BN2

£550,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

College Place, BN2

3 Bedroom | 2 Bathroom | 1071 sq ft | Garage & Parking

This beautiful Victorian 3 bed home, full of character, is hidden away in a quiet mews in a central Kempthorn location. The vibrant al fresco lifestyle of Kempthorn Village is just around the corner and it's a five-minute stroll down to local beaches with café bars, a lido, sauna and gym. This is a rare find in such a location having both parking and an integral garage as well as a private south-facing roof terrace.

With period features and high ceilings from when the property was a tin smithy, this house radiates historic charm. A flagstone-paved courtyard provides access to an outside store. Entering the property, you are greeted by a stunning arched window looking through to the kitchen breakfast room. With an open fireplace for cozy evenings and large sash windows bringing in morning light, the living/dining room is a lovely space in any season. Generous cupboards around the chimney breast give plenty of storage space. A modern family bathroom with natural light, completes the ground floor accommodation. The stairs lead to a study which opens onto the sunny terrace.

Sheltered from the sea breeze with space for a table and chairs, it's the ideal place for friends to meet. The terrace can also be reached by the external stairs giving the potential for separate use of the first floor (stnc) which was previously configured as a self-contained flat.

The first of the bedrooms is simple but stylish. The second bedroom is a comfortable double to retire to. At the end of the hall, there is a shower room with loo which becomes an ensuite simply by closing the lobby door. The principal bedroom is a delightful refuge with a period window almost filling the east wall.

The former engineering works that screens this house from the street has been granted the prior planning permission necessary to become 4 self-contained residential units (Local Authority Ref BH202401916). These changes will undoubtedly enhance the property's mews setting.

The property is available with no onward chain.





OWNER'S THOUGHTS

"Quiet but convenient the location's within a short walk of the sea, local shops, the Lanes and General Hospital. As bus services are so handy you don't really need a car here. You could use the garage as a workshop as it's got power and water or even turn it into a bedroom if you wanted an annexe upstairs. Brighton Station is about 15 mins by bus or 7-10 by cab. Inside the rooms are light and airy, and the sun terrace is a great bonus. Kemptown Village is a great area to live with an fantastic community spirit."

Good to Know:

Our coastal city is famous for its beaches, festivals, food and shopping– but also for its history, vibrant cultural centre and warm, inclusive community. Bordered by the sea, surrounded by the South Downs National Park and with fantastic schools, colleges and universities we attract professionals, families, students and investors. Kemptown Village has an eclectic mix of cafés, shops, restaurants and even a farmer's market, and its beaches have cafés, bars, a Lido, yoga centre, crazy golf, playground and the Concord 2. Hosting the County Hospital and Brighton General, and it is within walking distance of the city centre and the station although there are local buses and plentiful permit parking with no waiting list in zone H.

Education:

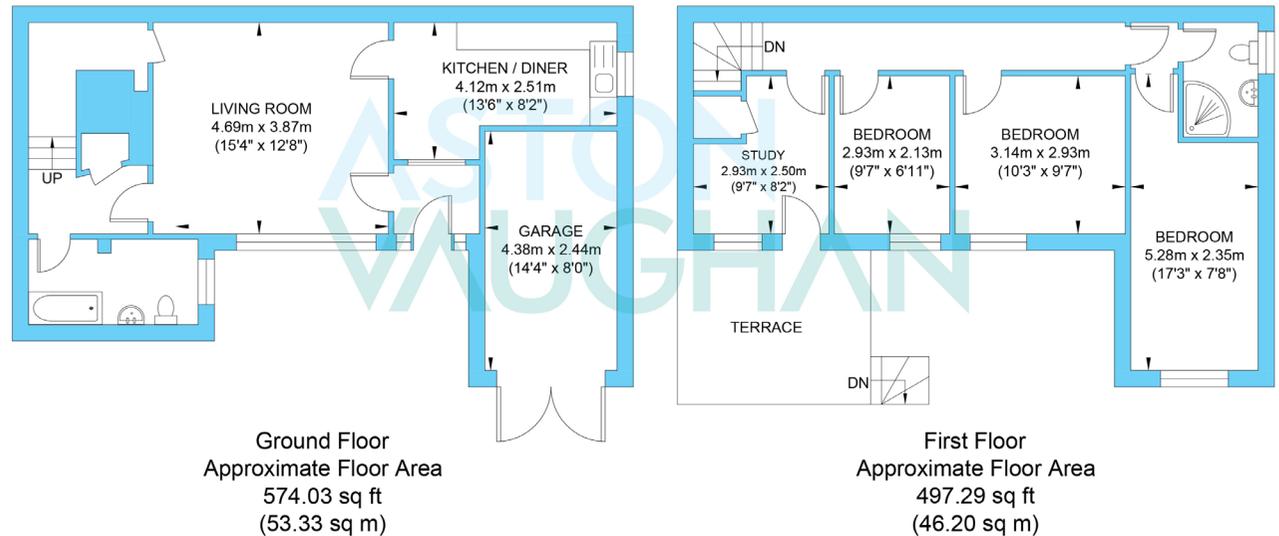
Queen's Park Primary School

Varndean or Dorothy Stringer secondary schools

6th forms at Varndean, BHASVIC, City College, BIMM

Private schools: Brighton College, Brighton & Hove Girls, Brighton Waldorf, Roedean

College Place



Approximate Gross Internal (Including Garage) Area = 99.53 sq m / 1071.32 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.