



Eastern Street, BN2

**Offers in Excess of £475,000**

**ASTON**  
**VAUGHAN**



## INTRODUCING

# Eastern Street,

4 Bedrooms | 2 Bathrooms | 1 Large Reception Room  
1085 Sq Ft | Courtyard garden

Tucked away off Kemptown Seafront is a sweet twitten of Regency town homes linking Marine Parade with Eastern Road. This unique and stylish four-bedroom townhouse sits midway, away from the hustle and bustle of the seafront road, but conveniently close for daily sea swimming, or for grabbing a coffee from Kemp Town 'Village'.

The property has more recently been used as a holiday let home, but the space is versatile and generous, spread over three floors of wellproportioned, beautifully appointed rooms. Externally, the house bears many original period features with tall sash windows and glossy black railings which ensure complete security.

Stepping in through the gate, the front door opens to a long, tiled corridor leading to the ground floor bedrooms and bathroom. These rooms are flexible in their use as bedrooms, reception rooms or offices for working from home. The front room has a deep bay window and soft carpet underfoot, while the rear bedroom is a tranquil oasis with glazed French doors opening to the courtyard garden. This forms a joyful backdrop to the room and is a lovely summer extension of the space. A bespoke mural has been painted on the tall walls adding colour and fun to gatherings and dining alfresco as the weather warms. Faux grass is perfectly low maintenance, and the hot tub may stay by separate negotiation. The family bathroom completes this floor; fresh in white with a shower over the bath.









Returning inside, the first floor houses the main reception rooms with the kitchen tucked away to the rear of the house looking down to the garden, while the living room is to the front with a wide sash window opening to a sweet balcony overlooking the twitten. There is ample space for formal dining on banquette seating, or for relaxation on homely furnishings around an original cast iron fireplace. Within the kitchen there is plenty of storage and worktop space for the keen cook, alongside an integrated oven and hob, leaving space for a tall fridge freezer and either a washing machine or a dishwasher.

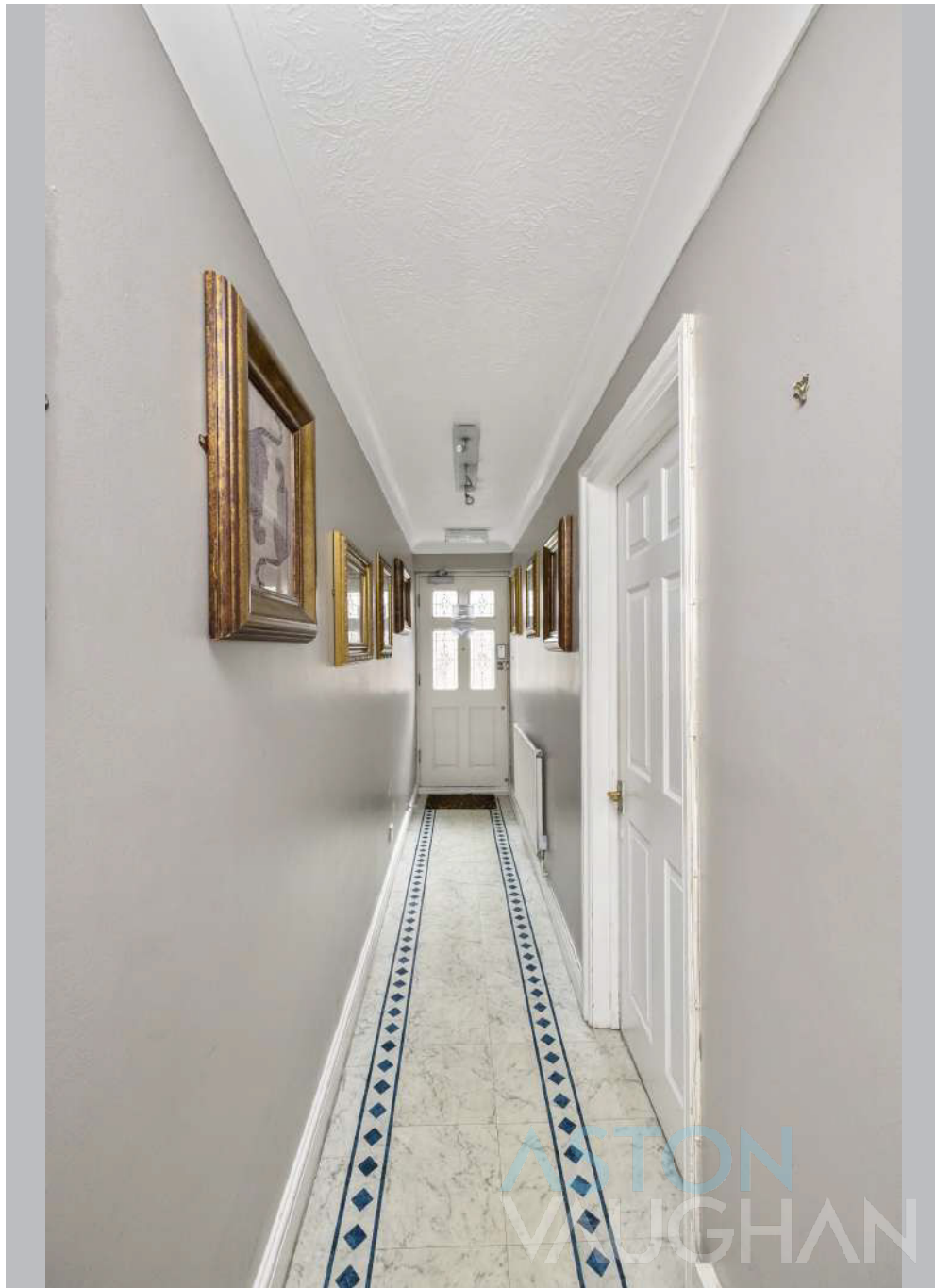
Elevated higher on the second floor are two further peaceful bedrooms with the principal room to the front enjoying an easterly aspect and similar proportions to the sitting room below it. The bedroom to the rear is another double room, with the bathroom between the two so they do not share a wall. Black metro tiles are on trend around the walk-in shower cubicle, paired with white sanitaryware and a slate floor tiles for a chic monochrome scheme.





ASTON  
VAUGHAN  
VAUGHAN







### Vendors' Comments:

"This is a fun, individual house, brimming with character and charm. While it has been a great holiday let, it has also been a home which has seen a great deal of socialising with friends and family. The twitten is peaceful and full of history, and Kemp Town has a unique culture of its own and a vibrant energy. During the summer it comes alive with festivals and music, and the beach is a joy all year round."

### Education:

Primary: Queens Park Primary School

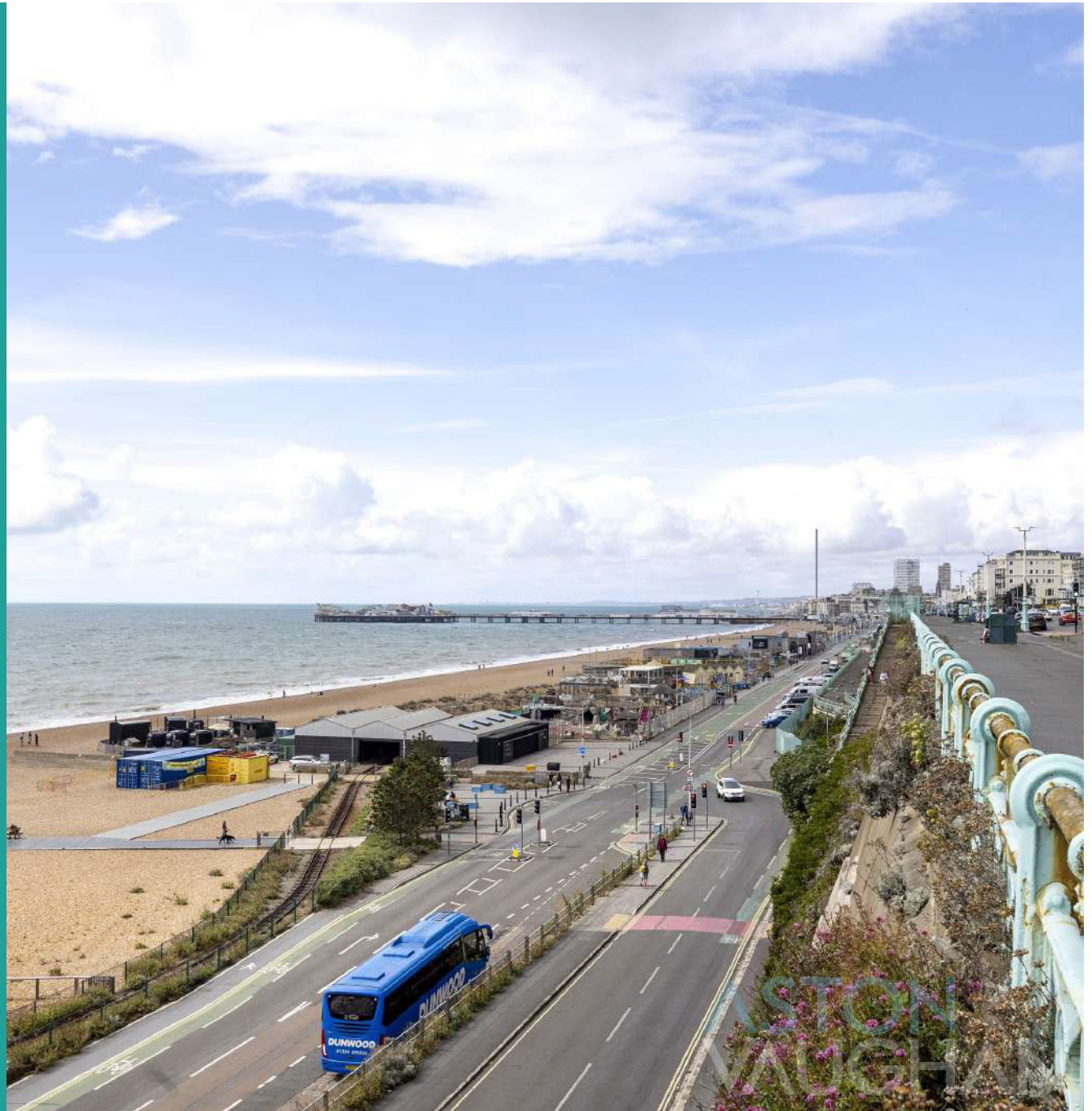
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep, Montessori School

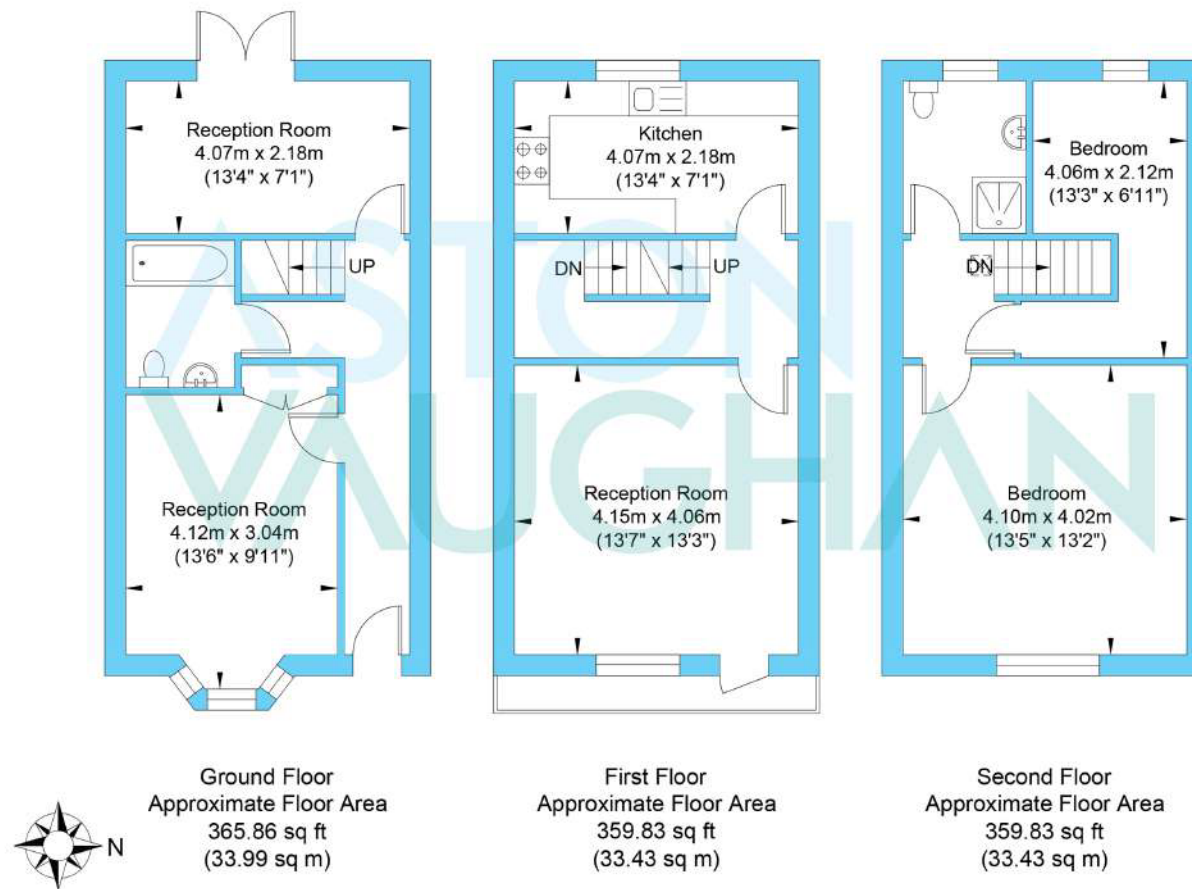
### Good to Know:

In the 19th century, Brighton evolved from a fishing village to a fashionable and wealthy town. By the 1800s, elegant townhouses appeared along the seafront and along this sweet twitten, Eastern Street, making Brighton one of the most desirable places to live outside London.

This attractive townhouse is just seconds from the sea-front but nicely tucked away from the main road. Just minutes from the fashionable Kemp Town Village with its eclectic shops, cafes and bars, the theatres and Lanes are also just a short walk. The lush green spaces of Queens Park are within easy reach and there are regular buses to the mainline station with its excellent links to Gatwick and London.



# Eastern Street



Approximate Gross Internal Area = 100.85 sq m / 1085.52 sq ft  
Illustration for identification purposes only. measurements are approximate. not to scale.