



Rock Grove, BN2
Offers Over £650,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Rock Grove, BN2

4 Bedrooms | 1 Reception Room | 2 Bathrooms | 1004 sq ft |

With two double and two single bedrooms and two bathrooms, this elegant semi-detached townhouse is the ideal size for families and professionals wishing to live close to everything this vibrant coastal city has to offer. While it sits just a short walk from the beach and the relaxed café culture of Kemp Town Village – it is also peacefully tucked away on Rock Grove.

Externally it bears Regency architectural features in keeping with other homes in the area. It is an elegant and substantial home spread over three floors offering space for social occasions and family time which can spill out to the south facing sun terrace during the warmer weather. Internally, it has been modernised over the years, creating a blank canvas for new owners. There remains huge scope to add value with further renovations or simply to put your own stamp on the place.

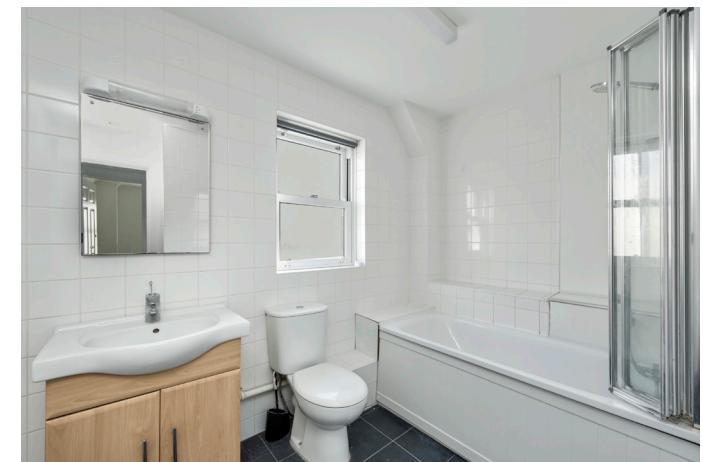
Entering on the ground floor, the bedrooms have been split between the ground and top floors with two on the entrance level sharing the first bathroom which has a roomy shower

cubicle and travertine tiling. The south-facing patio offers a sun-drenched outdoor retreat overlooking a private, gated residential square—an inviting extension of the home during the summer months.

With pride of place on the first floor, the living room is south facing with two tall, double-glazed sashes to flood the space with natural light. There is ample space in here for relaxed furnishings and formal dining, with the kitchen conveniently adjoining. White cabinetry has been paired with practical laminate worktops and integrated appliances, so you can move straight in with relative ease. While it is perfectly smart and fully functional, there is huge potential to add value in here to create a space with a real wow factor.

Turning stairs rise to the top floor which echoes the ground floor containing two further bedrooms and a bathroom, this time with a shower over the bath. Double glazing to all the rooms ensures a warm and restful night's sleep.





Education:

Primary: Queen's Park Primary

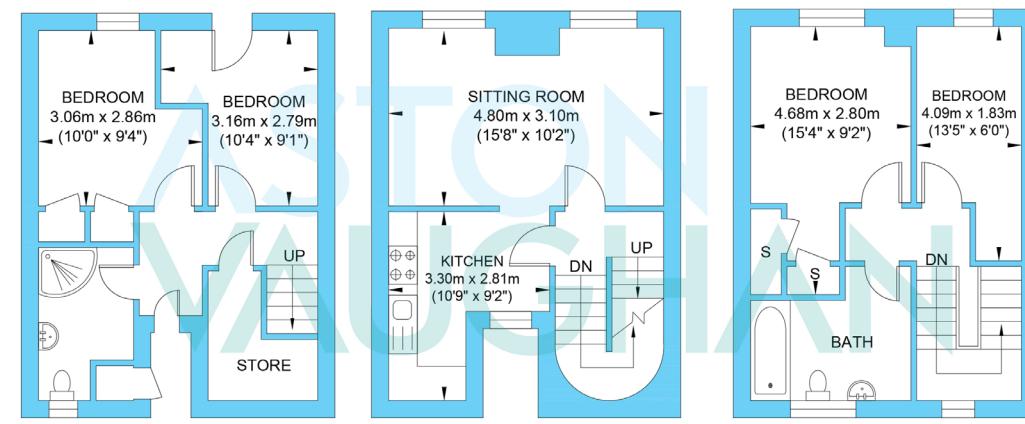
Secondary: Varndean or Dorothy Stringer, Cardinal Newman
RC

Private: Brighton College, Brighton Prep., Montessori

Good to Know:

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts which are an easy walk from this unique home. The beach is opposite and it's 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, cinemas, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's 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 H has no waiting list.

Rock Grove



Ground Floor
Approximate Floor Area
329.91 sq ft
(30.65 sq m)

First Floor
Approximate Floor Area
329.91 sq ft
(30.65 sq m)

Second Floor
Approximate Floor Area
344.55 sq ft
(32.01 sq m)



Approximate Gross Internal Area = 93.31 sq m / 1004.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.