



Millfield Cottages, BN2
Offers In Excess Of £475,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Millfield Cottages, BN2

2 Bedrooms | 1 Bathroom | 1 Reception Room | 896 Sq Ft

Nestled in the vibrant and highly sought-after Kemptown Village, this charming two-bedroom cottage-style terraced house presents a rare opportunity to acquire a piece of Brighton's quintessential coastal living. Tucked away in a peaceful cul-de-sac lane, renowned for its collection of characterful cottages, this property offers a serene retreat whilst being moments from the bustling heart of Kemptown.

Upon entering, you are immediately greeted by a sense of warmth and character that permeates throughout. The reception room, a cosy and inviting space, provides the perfect environment for relaxation or entertaining. Its layout allows for versatile furnishing, making it an adaptable area for various lifestyles. Natural light filters through, enhancing the welcoming atmosphere and highlighting the property's inherent charm.

The kitchen, thoughtfully designed, offers functionality and style, providing ample space for culinary pursuits. It seamlessly connects to the rear courtyard, a private outdoor haven perfect for al fresco dining, morning coffees, or simply enjoying a quiet moment in the fresh air. This outdoor space is a valuable asset, offering a tranquil escape from the urban hustle and bustle.

Ascending to the first floor, you will find two well-proportioned bedrooms, each offering a comfortable and peaceful sanctuary. The master bedroom provides a generous space, while the second bedroom is ideal for guests, a home office, or a child's room. Both rooms benefit from the quiet location, ensuring restful nights. The property is serviced by a well-appointed bathroom, featuring contemporary fixtures and fittings.

One of the most significant advantages of this property is its chain-free status, promising a smoother and potentially quicker transaction for prospective buyers. This removes a common hurdle in the property market, making it an even more attractive proposition.

The location is truly exceptional. Situated in the heart of Kemptown Village, residents benefit from an eclectic mix of independent shops, cafes, restaurants, and traditional pubs, all contributing to the area's unique bohemian atmosphere. The property is also incredibly close to the Royal Sussex County Hospital, making it an ideal residence for healthcare professionals or those seeking proximity to medical facilities.

For those who appreciate the seaside, the beach is just a short stroll away, offering endless opportunities for leisurely walks, water sports, or simply enjoying the invigorating coastal air. Brighton's iconic pier, vibrant Lanes, and extensive cultural attractions are all within easy reach, providing a rich tapestry of entertainment and amenities.

This delightful cottage exudes lots of charm, from its traditional facade to its thoughtfully presented interiors. It represents an ideal home for first-time buyers, a small family, or those looking for a charming bolthole by the sea. With its desirable location, characterful features, and the added benefit of being chainfree, this property is an opportunity not to be missed.







Education:

Primary: Queens Park Primary School, Middle Street Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

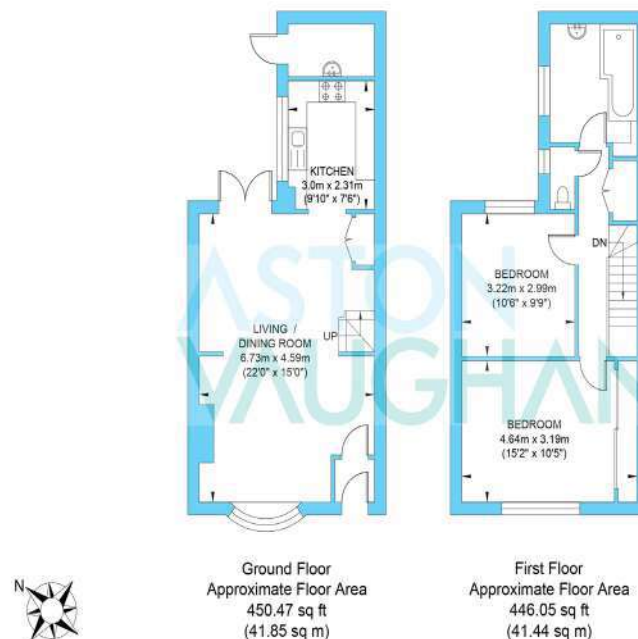
Private: Brighton College and Prep, Montessori School

Good to know:

The relaxed culture of Kemp Town Village is just moments around the corner from this unique home. Here you'll find delicatessens, restaurants, foodie pubs and cafes, alongside boutique and vintage shops. The beach is on your doorstep and is quieter this side east of the pier. Sea Lanes outdoor swimming pool is. Open all year round and Soho House's Brighton Beach House has opened within walking distance of this property. It also sits within minutes of The Amex Business Centre, Law Courts and the RSC Hospital as well as the historic heart of the city where you'll find theatres, museums and the bohemian North Laine Shopping District.

Brighton Station is 30 minutes on foot (10-minute cycle) or a short bus ride away, with its fast service to Gatwick and London, and there's no waiting list for this parking zone. With flexible living spaces, beautiful features and a fantastic coastal location, this property will appeal to families, investors and professionals alike.

Millfield Cottage



Approximate Gross Internal Area = 83.29 sq m / 896.52 sq ft

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