



Mews Lodge, Brighton BN2

£499,950

**ASTON
VAUGHAN**
Sales and Lettings

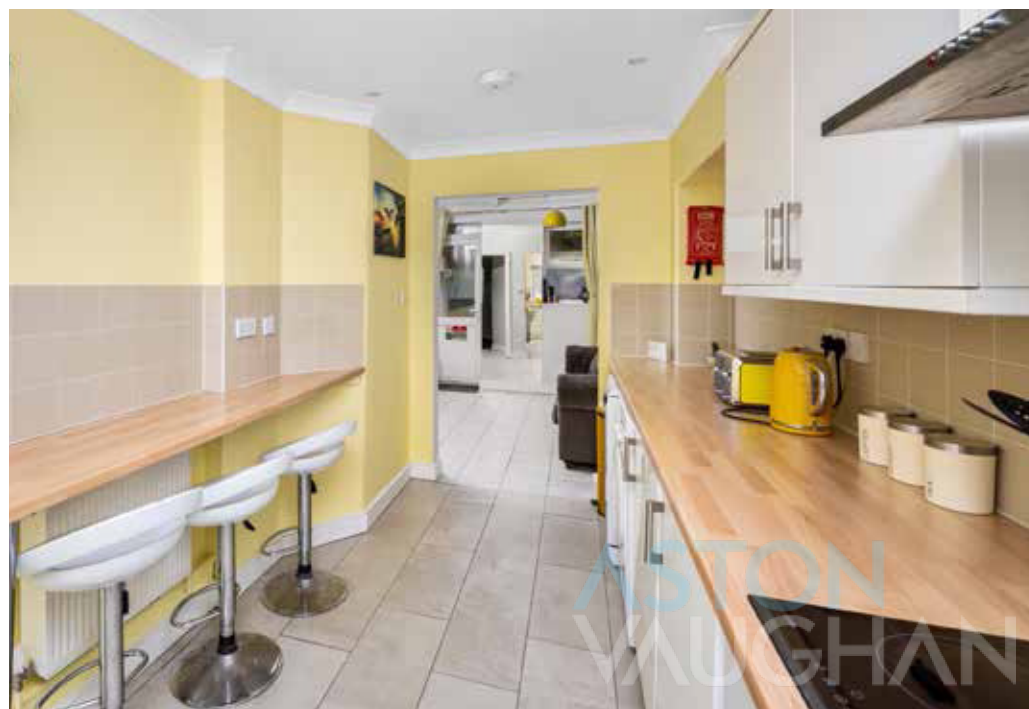
INTRODUCING

Mews Lodge, Royal Crescent Mews, BN2

4 Bedrooms | 1 Bathrooms | 1/2 Living Room | 821 Sq Ft | Kemp Town Area

Situated in a small private cul-de-sac just off Kemp Town's fashionable seafront and opposite a Lido, cafés and bars on the beach, this fabulous 4 bedroom mews house has a south facing balcony off the main bedroom and a small rear patio plus the real bonus of a rare free parking space which doesn't require a parking permit located directly outside the front door. The house is just 15 mins by bus from Brighton Station's trains to Gatwick and London and it has in the recent past been used as a successful holiday let for a number of years, so could be seamlessly transferred to the new owner should they wish. Mews Lodge has previously been configured as a holiday let to accommodate up to 10 guests but the interior could easily revert to a 3 or 4 bedroom / 1 or 2 reception room residential house. Kemp Town village has a relaxed cafe culture and a choice of restaurants and bars whilst a 15 minute seafront stroll or along St James's Street (which hosts Pride) takes you either to the cultural heart of the city or waterfront restaurants of the Marina.

- Just off seafront by Lido
- 4 bedroom mews retreat
- Allocated free parking
- No chain
- Option to purchase as an existing successful holiday let
- Lettings management in place
- South facing balcony and small private rear patio
- Fashionable Kemp Town Village location
- Chic home or great investment





A saunter to the sea will take 1 min from this famous mews where Laurence Olivier garaged his cars, although this more modern end of terraced house has contemporary appeal with a rare parking space by the door and 3 storeys offering versatile options.

Inside is stylish but also easy to live in with practical flooring and storage. The living room has windows at each end and a skylight to bring in more sunshine. There is space for a sofa and dining table and it opens out to a petite walled patio with built in seating.

The large modern kitchen features a breakfast bar together with integrated appliances including a touch hob and oven beneath a hood, a fridge and a freezer and there is plumbing for both a dishwasher and a washing machine.

On the first floor, the modern bathroom is good to go with a shower above the bath, storage under the hand basin and a lit mirror above and the w.c. is separate. At the back, a single bedroom has space for a wardrobe behind the door but could also be a private space from which to work from home whilst the front double bedroom stretches from east to west and has a designer finish. On the top floor there is another secondary bedroom / dressing room plus a principal bedroom which opens to a fabulous balcony where you can enjoy the sun unseen.





Vendor's Comments:

"Quietly tucked away, this spacious house has a very rare free parking space ! The location is hard to beat with something for everyone whatever your mood – the sea, yoga, beach bars, clubs, cafés, restaurants, cinemas and art venues all on the doorstep (but out of hearing!). Mews Lodge has previously been a successful holiday let for many years so this property could be purchased either as a ready made business or as a family home."





ASTON
VAUGHAN

LOCATION GUIDE

Good to Know

Shops: Local 2 mins walk, St James's Street 5, Georgian Lanes 15 on foot

Train Station: 15 minutes by bus, 25 on foot

Seafront or Park: Seafront 1 min, Queen's Park about 5mins

Employers: Brighton College, County Hospital, Amex, Legal Centre within 15 min walk

Education

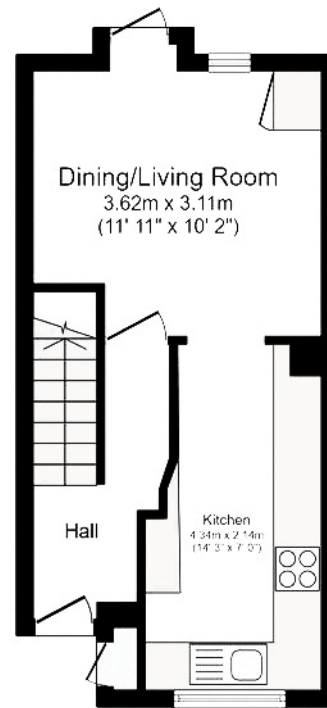
Primary: Queen's Park (good), St Luke's (outstanding)

Secondary: Varndean, Dorothy Stringer

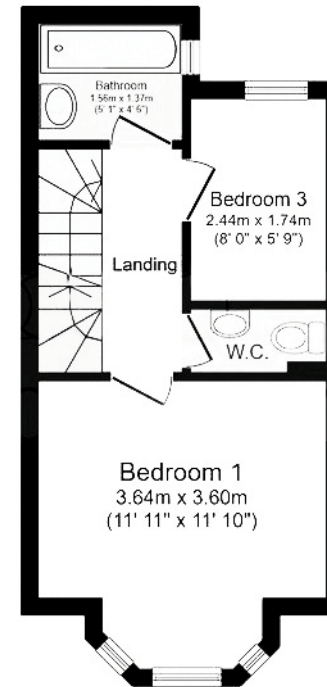
Sixth Form: Varndean, BIMM, MET BHASVIC

Private: Brighton College, Brighton Waldorf, Roedean

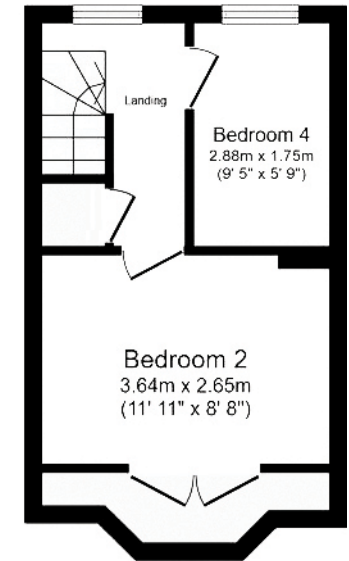
Kempton Village is one of the most fashionable locations in the city bordered by beaches with a new seasonal lift planned to take you to the sea, beach bars, volleyball courts, yoga centre and fantastic Lido. Famous for its al fresco lifestyle, specialist shops and a farmer's market it also has a Co-Op, post office and chemist. Between the pier, the horse racing course and waterfront restaurants of the Marina, the theatres and Lanes of central Brighton are all within a 15-20 minute walk by the sea or past the vibrant bars and restaurants of St James' Street (which also host Pride). Bus routes cover the whole of Brighton & Hove and the proximity to Brighton train station with its fast link to Gatwick and London makes commuting - or letting feasible. For those who need a car, both the A23/27 and coast road are nearby.



Ground Floor



First Floor



Second Floor