



Charles Street, BN2

**£650,000**

**ASTON  
VAUGHAN**  
Sales and Lettings

## INTRODUCING

# Charles Street, BN2

2 Bedrooms | 2 Bathrooms | Integral Garage  
947 sq ft | Close to Brighton Beach and St James's Street

Tucked away on a quintessential Kemptown lane, but still fantastically central, this stunning, two bedroom house with a garage works as a chic city pad, second home or air BNB investment. With famous Brighton Beach at one end of the road and legendary St James Street at the other, this is a reproduction of a Regency house with black mathematical tiles and bay windows, but with modern conveniences such as double glazing, an integral garage, and voice activated blinds. With subtly lifted ceilings, extra insulation and four opened storeys, every room is light and inviting and although there is a garage, you won't really need a car as all of the City's famous landmarks – The Pier, The Royal Pavilion, The Dome, South Lanes and North Laine are all easy to get to on foot.

Upon entering, you'll find an inviting hallway featuring a stylish radiator. This hallway leads to a garage, which conveniently includes a utility room at the far end, perfect for tossing in beach towels directly into the washing machine.

Upstairs, you step into a beautiful living/dining room filled with natural light from the large bow window that nearly covers the east wall. A sleek radiator keeps the lines clean and crisp. You can adjust the lighting to suit your mood in the evenings, and the thick silver carpet hides ethernet and HDMI cabling for any media needs.

The stylish kitchen is both sociable when the door is open and private when closed, offering a light and airy atmosphere. It features streamlined, matt units highlighted by ambient

lighting and topped with quartz for a seamless finish. The high-spec Smeg appliances include a touch induction hob, fan oven, charcoal circulating hood, fridge, and dishwasher.

The guest room, designed with a lockable door for added privacy, faces east to capture the morning sunlight. It features a broad, double-glazed sash window equipped with an electric blackout blind that remains in place. A low-level radiator keeps the room uncluttered and peaceful, while a TV point opposite the bed ensures visitors feel like VIPs. This versatile room can also serve as a second bedroom, an office with a sea view, or even be rented out via Airbnb, offering flexible use to suit your needs.

Next door, a luxurious shower room awaits, wired for sound that can be activated by gesture control or remotely. Lined with grey porcelain, it offers a refreshing and restorative experience with a large rainfall showerhead and a lit mirror above the stylish resin hand basin.

The top floor was designed as a private retreat, ideal for Airbnb guests to help cover the mortgage. A lockable fire door opens to a private staircase with a raised ceiling that adds to the sense of space. The bedroom features fresh decor, carpet, and a discreet closet with organized storage. The double-glazed window offers charming views of the historic terrace opposite and includes a light-dimming blind. The room is also equipped with an Optoma media system, which the current owner is happy to discuss.





## OWNER'S THOUGHTS

"This location is perfect, with the sea and everything we need right on our doorstep. We love feeling connected to both the coast and the city, even when we're at home. The house offers a great balance with a beautiful first floor for entertaining and private bedrooms that don't share a wall. The extra insulation ensures we don't hear our guests at all. St James's Street is well-known, and the local cafés, bars, and restaurants are very friendly. We also appreciate the flexibility of renting out the second bedroom or locking it up when we're away, and the garage provides added peace of mind."

## LOCATION GUIDE

Shops: Local 1 minute, Georgian Lanes a 5- minute walk

Train Station: 10 minutes by bus

Seafront or Park: Seafront less than 5 minutes, Park at end of street

### Education:

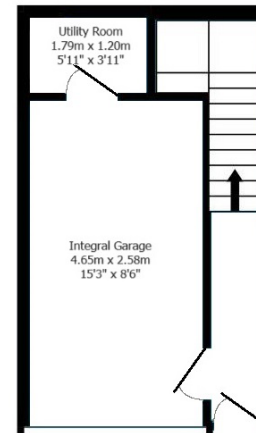
Primary: Queen's Park

Secondary: Varndean or Dorothy Stringer

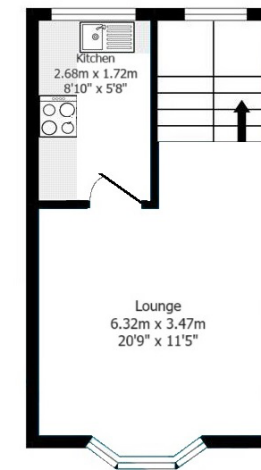
Private: Brighton College, Roedean, Brighton & Hove High

This prime location is just minutes from great shopping, restaurants, clubs, cinemas, and theatres, and a short walk to the famous seafront. It's also conveniently close to the Law Courts, Police Station, Amex, and local hospitals. Surrounded by parks and gardens, which are perfect for relaxing or enjoying local festivals, the area is near the picturesque Lanes and the cultural heart of the city. Brighton and Hove are easily accessible on foot, by bus, or by car, and the station, with fast links to the airports and London, is a 15-minute walk or a 5-minute cab ride away.

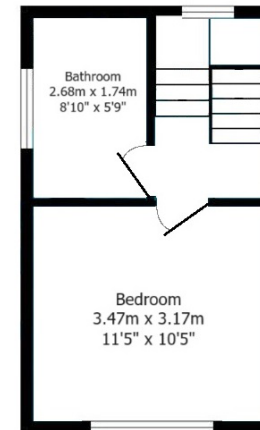
Ground Floor  
20.3 sq.m. (219 sq.ft.) approx



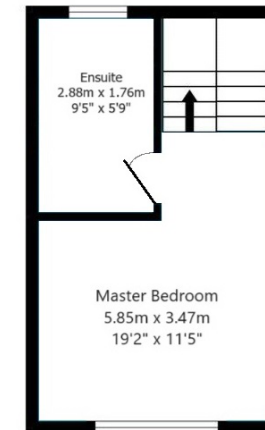
First Floor  
21.2 sq.m. (229 sq.ft.) approx



2nd floor  
20.3 sq.m. (219 sq.ft.) approx



3rd floor  
20.3 sq.m. (219 sq.ft.) approx



**TOTAL FLOOR AREA: 88.0 sq.m. (947 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.