



MUNICIPAL TECHNICAL COLLEGE

Richmond Terrace, Brighton, BN2

£650,000

ASTON VAUGHAN

Sales and Lettings



INTRODUCING

Richmond Terrace, BN2

2 Bedrooms | 2 Bathrooms | 1 Large Reception Room
1326 Sq Ft | Private Courtyard | Opposite The Level

Stepping into Old College House, originally constructed in 1895, you'll be immediately struck by its impressive scale and historic charm. This exceptional ground-floor apartment, which was once a grand lecture hall, now serves as a tranquil retreat with its own private garden. The space is characterized by soaring ceilings and expansive, restored industrial windows that flood the interior with natural light, offering delightful garden views. The current owners have skillfully used colour and design to create a calm yet stylish atmosphere throughout. The private garden connects seamlessly to a larger communal garden, providing a rare outdoor space, while a full-time concierge ensures the building is well-maintained and secure—perfect for frequent travellers.

Conveniently located across from The Level, Old College House offers excellent transport links, with Brighton Station just a short walk away. The surrounding area is known for its exemplary schools, and the vibrant North Laine and Hanover districts nearby offer a wealth of foodie pubs, boutique shops, restaurants, and bars. With so many stunning features, this property is a standout, appealing to professionals, investors, and families alike who are looking to enjoy the quintessential Brighton lifestyle by the sea.





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Old College House, with its eye-catching Victorian red and pale gault brickwork, makes a strong first impression with its period charm. The sense of grandeur continues as you enter through the portico into communal hallways adorned with original stained-glass windows, tiled floors, exposed marble, and a sweeping stone staircase. The apartment is tucked away at the far end of the ground floor, just beyond the concierge.

As you step inside, the attention to detail is immediately apparent. The interior design is a stunning blend of natural elements, Wabi-sabi influences, and Mid-Century style, all while honouring the building's industrial roots.

The entrance hall of this apartment is spacious and welcoming, featuring custom lighting that will remain, and solid wood flooring that extends into the main reception area. The apartment is decorated in a soothing palette of greens, from rich emerald to calming sage, reflecting the leafy views from every window. These green tones are consistent throughout, covering the walls, ceilings, skirtings, architraves, and internal doors, and complementing the natural stone and wood finishes. There are also deep cupboards for storing coats, shoes, and household items, helping to keep the apartment organized. The new Worcester combination boiler is discreetly hidden away.

As you enter the living room, its distinctive features become immediately apparent. The room, designed for both relaxation and formal dining, boasts a double-height ceiling and well-defined areas. Tall walls provide space for larger artworks, while two arched windows offer private views of the garden and surrounding trees. The walls and ceiling are painted in National Trust Heritage Green, enhancing the room's connection to nature, with black door and window frames adding a touch of contrast. The solid wood flooring adds warmth underfoot, and the room remains cool, thanks to its location at the rear of the building.





A modern timber slat wall partially separates the living room from the kitchen, which is open yet set back beneath the mezzanine floor. The wooden floors extend smoothly throughout, and the sleek cabinetry has been refreshed to match the living room's colour scheme. Vibrant oblong brick tiles add a splash of colour to the splashbacks, while the black Corian worktops offer both durability and style. The kitchen features fully integrated appliances, including a fan oven, dishwasher, washing machine, and fridge freezer, all of which will remain.

The ground floor master bedroom is painted in Azure Green by Little Greene, a rich emerald that extends up the tall walls and covers the high ceiling. New woven carpets lighten the room, and two full-length windows positioned high on the wall provide views of the sky and treetops. The spacious layout comfortably fits a king-size bed and several pieces of freestanding furniture, leaving room for potential additions like built-in wardrobes or a door leading to the adjacent bathroom for an en suite option.

The ground floor bathroom is generous, offering plenty of room for two people to use in the morning. It features a spacious corner shower cubicle with natural mosaic stone tiles, and the modern sanitaryware includes smooth curves and polished chrome fittings. A wall-mounted mirror helps reflect light throughout the room, while a heated towel rail keeps the space and towels warm during cooler months.

A rear door from the entrance hall leads to the patio garden, a unique and entirely private space for this apartment. The garden features a paved area with a charming acer tree and is bordered by an original flint wall. A painted fence separates it from the rarely used communal garden, providing room for potted plants or outdoor dining. The patio feels secluded, with the well-kept communal garden offering a serene backdrop. Landscaped with mature trees, established borders, and a lawn, the communal area creates a peaceful retreat that attracts wildlife, making it a rare oasis for such a central location.





Upon reaching the first-floor landing, you will encounter a functional workspace situated beneath a tall sash window that provides a direct view of the garden. This area is designed to take advantage of the natural light and serene garden outlook.

Adjacent to this workspace, the mezzanine room is currently used as a second sitting room. However, with a full wall of built-in wardrobes its flexible design means it could easily be adapted into a dressing room or second bedroom, depending on the needs of the occupants. Despite its open overlook into the living room, the mezzanine room maintains a degree of privacy with the glass balustrade panels that allow natural light to enhance the space while still providing separation from the lower level.

The nearby bathroom is impressively spacious, featuring both a shower cubicle and a deep bath with wall-mounted taps, allowing for comfortable bathing from either end. The double-width hand basin is perfect for sharing, and despite being an internal room, it is well-lit and well-ventilated.

Owners' Secret:

"The convenience of this location has been a significant part of our lives, with the park right across the street and numerous amenities just a short walk away, making it easy to live here without relying on a car. Inside, the high ceilings create a wonderful sense of space and light that we've truly appreciated. Although we had hoped to stay here forever, an exciting new work opportunity has come up that we can't pass up. It's hard to leave behind this home and the easy lifestyle it offers."





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LOCATION GUIDE

Good to Know

Shops: Local 2 min walk, North Laine 5 min walk

Train Station: Brighton Station 10 min walk

Seafront or Park: The Level opposite, Seafront 10 min walk

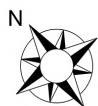
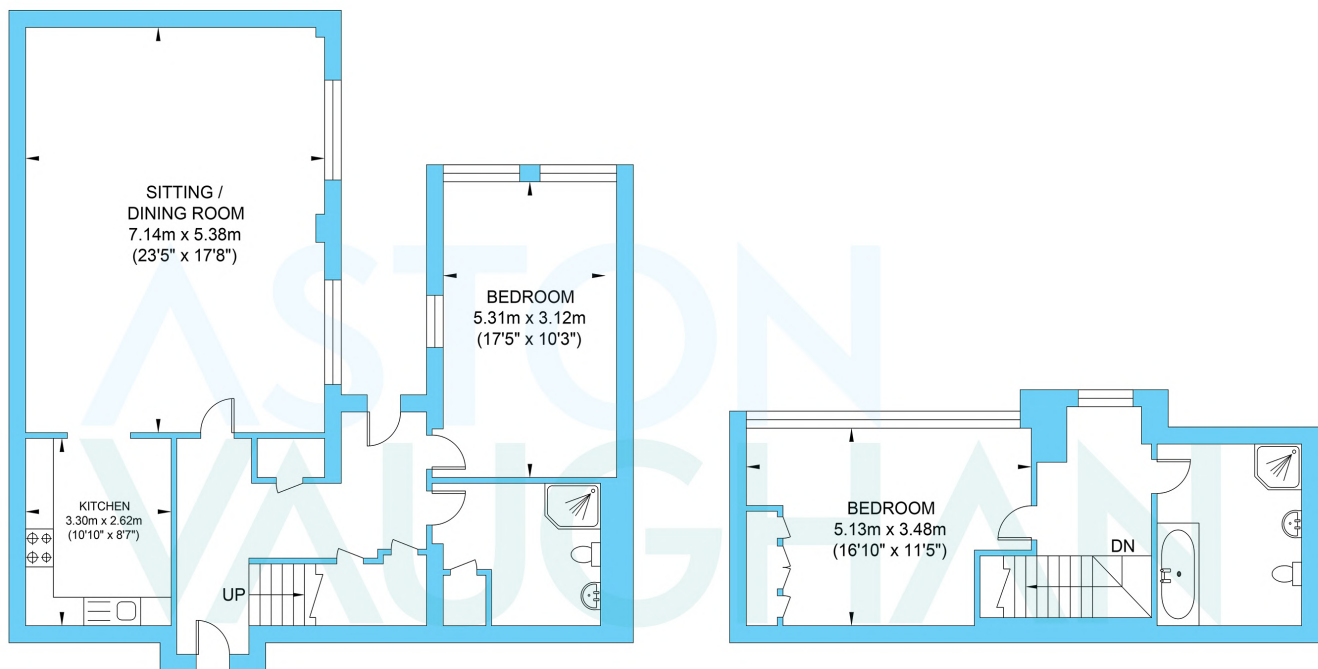
Education:

Primary: Elm Grove Primary, St Luke's Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College

This impressive apartment is beautifully situated in a popular area with lots of local shops and green spaces nearby. The city centre shopping districts and beach are also within easy reach, and this home also offers easy access to Brighton Station which has direct and fast links to the universities, airports and London.



Ground Floor
Approximate Floor Area
955.08 sq ft
(88.73 sq m)

First Floor
Approximate Floor Area
371.03 sq ft
(34.47 sq m)

Approximate Gross Internal Area = 123.20 sq m / 1326.11 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.