



Eaton Quarters, Eaton Place, BN2

Prices From £350,000

ASTON
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Sales and Lettings

INTRODUCING

Eaton Quarters, BN2

2 Bedrooms | 1 Bathroom | Kempdown - Moments from Seafront

On a handsome street just moments from Brighton's famous seafront, Eaton Quarters is a boutique new development of four beautifully finished apartments within an elegant Victorian building in the heart of Kempdown Village. Blending all the grace of the era's architecture with the comfort, function, and style of a high-spec modern home, each apartment has been thoughtfully refurbished to a 'functionally new' standard – from quartz worktops and wood floors to wool carpets and bespoke panelled walls.

Varying in size and layout, the collection includes 2 bedroom apartments, some with private gardens or terraces, and all offered with a share of freehold and a brand new 999 year lease. This rare combination of period character, modern convenience, and prime location makes Eaton Quarters equally appealing for home-seekers and investors.

Just steps away, the beach beckons with Sea Lanes' heated open-air pool, Bison Beer's beachfront bar, and the Beach Box Sauna creating a year-round coastal lifestyle. You'll find artisan coffee at FIKA, fresh bread from The Flour Pot Bakery, local produce from the butcher, and the muchloved Kempdown Bookshop. Independent pubs, food shops, and a weekly farmers' market are part of the neighbourhood rhythm, while Brighton city centre, the station, and the marina are all easily reached.





INTRODUCTION

Eaton Quarters is that rare find – a home with the soul of a Victorian property and the convenience of a brand-new renovation. High ceilings, generous sash windows, and period proportions set the scene, while every surface and fitting has been upgraded with care: think sleek kitchens with quartz worktops, premium appliances, and brass detailing; living spaces with solid wood floors; bedrooms softened by plush wool carpets; and bathrooms finished with designer tiles and fittings.

Each flat is move-in ready and offers flexible space for modern living, whether you're working from home, entertaining, or simply enjoying the light streaming in from those tall windows





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THE APPROACH AND COMMUNAL SPACES

The building's handsome façade has been restored to its former glory, and a smart communal entrance hall sets the tone with its clean lines and elegant detailing.

INSIDE THE APARTMENTS

The open-plan kitchen/living/dining rooms form the social heart of each home, maximising both space and light. Bespoke cabinetry provides generous storage, while the layouts allow for both cooking and conversation.

Bedrooms are well-proportioned, offering peaceful retreats, and bathrooms bring spa-like style with walk-in showers or deep baths. Ground- and lower-ground-floor apartments enjoy private outdoor areas, perfect for morning coffee or summer evenings, while upper-floor flats capture elevated views of the leafy street.

VENDOR QUOTE

"It's hard to choose our favourite part – the light in the living rooms is beautiful all year round, and we love how everything is just a short walk away, from a swim in the sea to picking up fresh bread in the village. It's such a friendly, vibrant area, yet the flats themselves feel calm and private."





ADDITIONAL INFORMATION

From morning swims at the beach to brunch in the village, an evening sauna, or a pint in one of Brighton's best pubs, Eaton Quarters puts you at the centre of Brighton's most vibrant yet relaxed neighbourhood. You're within walking distance of Brighton College, the County Hospital, and bus routes connecting to the city centre, marina, and train station. Kemptown Village is one of the most sought after locations within our international coastal resort bordered by beaches with a new seasonal lift planned to deliver you to the sea – and beach bars, volleyball courts and Sea Lanes. Kemptown hosts the hospitals, good schools including Brighton College, law centres and Amex – as well as the glamorous horse racing course and waterfront restaurants of the Marina. Don't forget that the theatres and Lanes of central Brighton are all within a 15-25 minute scenic stroll along the seafront or past the lively bars and restaurants of St James' Street. Buses serve the whole of the city of Brighton & Hove, and the proximity to Brighton train station with its fast link to Gatwick and London makes commuting possible. For those who need a car, both the A23/27 and coast road are easy to reach

LOCATION

Shops:

Kemptown Village – on your doorstep; The Lanes – 15 minutes' walk

Station: Brighton – around 15 minutes by bus

Seafront or Park: Seafront – 1 minute; Queen's Park – 6 minutes on foot

Closest schools:

Primary: Queen's Park Primary School

Secondary: Varndean, Dorothy Stringer

Private: Brighton College, Brighton Girls, Roedean

