



Belle Vue Gardens, BN2
£210,000

ASTON
VAUGHAN

INTRODUCING

Belle Vue Gardens, BN2

1 Bedroom | 1 Bathroom | 1 Reception Room
514 Sq Ft |

Just a few minutes' walk from both Kemp Town Village and the beach, this one-bedroom apartment sits in a fantastic location, offering excellent value for home seekers and landlord investors alike. It has easy access on the ground floor of a smart purpose-built development and comes with on-site parking – ideal in this part of the city where parking comes at a premium.

Stepping inside it feels light and airy with big windows to fill each of the principal rooms with natural light. Within the open plan living room, the kitchen feels nicely separate with a breakfast bar to divide it from the living room where there is also space for formal dining alongside sofas and chairs. The decoration is smart and neutral with white walls and pale grey carpets to suit all styles of modern furnishing. This is offset by green and leafy views of nature from the window.

Well-designed for the space, the kitchen has plenty of traditional style wooden cabinetry fitted with an oven and hob, leaving space for a washing machine and a tall fridge freezer.









Next door, sharing the same leafy aspect, the bedroom is a fine size double room with space for freestanding bedroom furniture around a king size bed without compromising on floor space. There is an additional built-in cupboard for clothes and shoes to keep the space clutter free.

Nearby, the bathroom is an internal room, but it is well-ventilated and subtly lit. It has a full bath suite with a shower over it, yet you could modernise the space for relatively little to add value.



Vendor's Comments:

"This is a really comfortable and peaceful flat – it's hard to believe you're living so close to the city centre. The location has been incredibly convenient, and Kemp Town has a fantastic sense of community which I will miss – plus parking and easy access to the beach!"

Education:

Primary: St Luke's Primary, Queen's Park Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep. Roedean

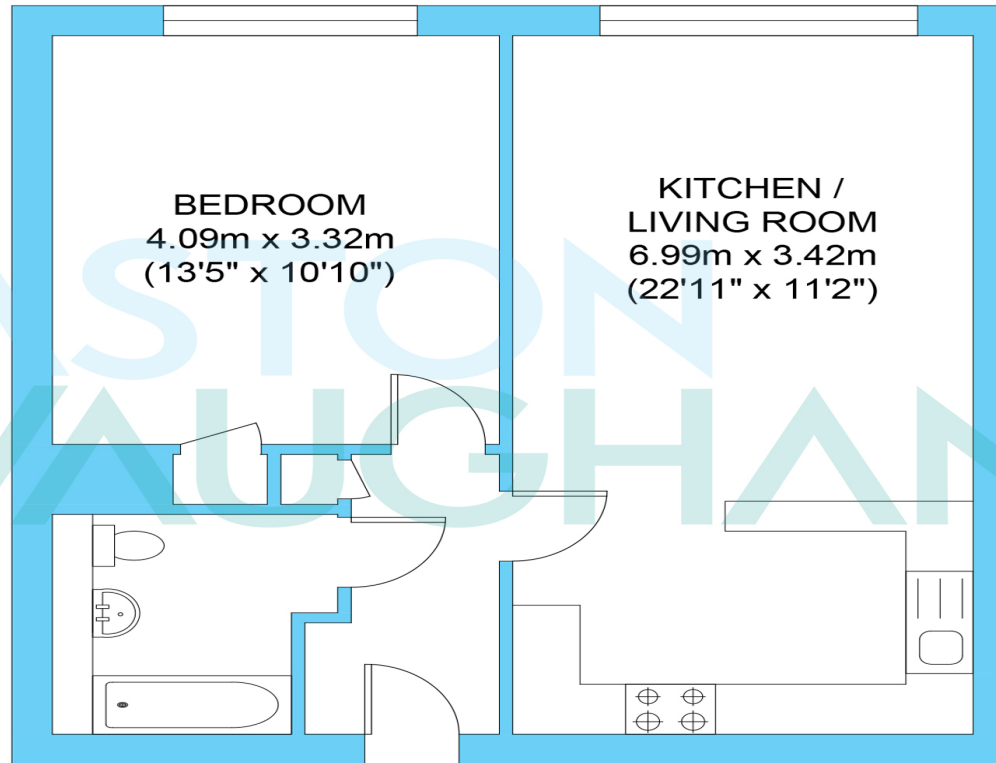
Good to Know:

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts which are an easy walk from this unique home. The beach is a short walk from here, now hosting Sea Lanes outdoor swimming pool and nearby is Soho House's 'Brighton Beach House' and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also close to several bus routes serving the city centre, coast and Brighton Station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far, and permit zone H has no waiting list.



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Ground Floor
Approximate Floor Area
514.62 sq ft
(47.81 sq m)

Approximate Gross Internal Area = 47.81sq m / 514.62 sq ft