

LEASEHOLD



Apartment (EPC Rating:)

FLAT 5, 2 CHARLOTTE STREET, BRIGHTON, BN2 1AG

Guide Price

£200,000

**ASTON
VAUGHAN**
Sales and Lettings



1 Bedroom Apartment located in Brighton

* Guide Price £200,000 - £220,000 *

A feel – good, top floor retreat with glorious views over the beach to the sea at the end of the terrace to enjoy, this spacious, 1 bed apartment is a great home or investment with the alfresco lifestyle of Kemptown at the other end of the historic, one way lane. It's fashionable, close to Soho House and within a 10-12 walk along the seafront to the cultural heart of the city and Brighton Station's direct trains to Gatwick and London 9 mins by cab 10 by bus, 20 on foot. Spanning the 3rd floor of a historic building with a bright 38.65m² (416.02 sq ft) to enjoy, the layout is sophisticated with an elegant living room dining room and separate, streamlined kitchen at the front, both with sparkling, oblique views, a spacious, airy bathroom and private double bedroom which is not overlooked.

Kemptown is a sought after location with fresh local produce, cafés, bistro bars and independent shops as well as supermarkets and pharmacies. Hosting some of the city's largest employers, this coastal property is within a 10 minute walk of Amex and its new pedestrian plaza as well as the County Hospital. The local park will take you onto the Downs and the seafront is bordered by beaches with volleyball courts, a yoga centre, beach bars, art galleries and a Lido to enjoy.

On an historic, one way lane between the cafes and restaurants of Upper James's Street and the sea, this beautiful bay fronted building has an impressive frontage and its grand entrance is secured by answer phone entry. Inside, the communal hall has beautiful original plasterwork high above your head and the integrity of the building has been kept with only one apartment on each storey.

Up on the top – 3rd floor- inside, the central hallway is light and welcoming beneath a skylight. Ahead, the spacious reception is stylish with a broad bay to bring in the sunshine and space for a big table for entertaining, where friends can enjoy the picture perfect, holiday views of people enjoying the beach and the sea!

Next door, the streamlined kitchen is a modern classic with a glimpse of the sparkling coast, ample storage and practical working surfaces, and it's sociable with a breakfast bar where friends can join for cocktails as you cook – and the vendor is willing to discuss the freestanding appliances to help you get started.

Past the big, bright bathroom which has an electric

shower above the bath, so water pressure shouldn't be an issue, the comfortable double bedroom is a restful retreat, ready to move into with fitted wardrobes and open views, which makes it very private, too.

Vendor's Comments:

"You can enjoy a beach lifestyle to the full from this fashionable location which is quieter than its central position may suggest. Ideal as a home, if you are looking for an investment the apartment currently provides a great annual income which is set to increase with details available upon request. There is also an opportunity to buy all 5 apartments of the building."

Good to Know:

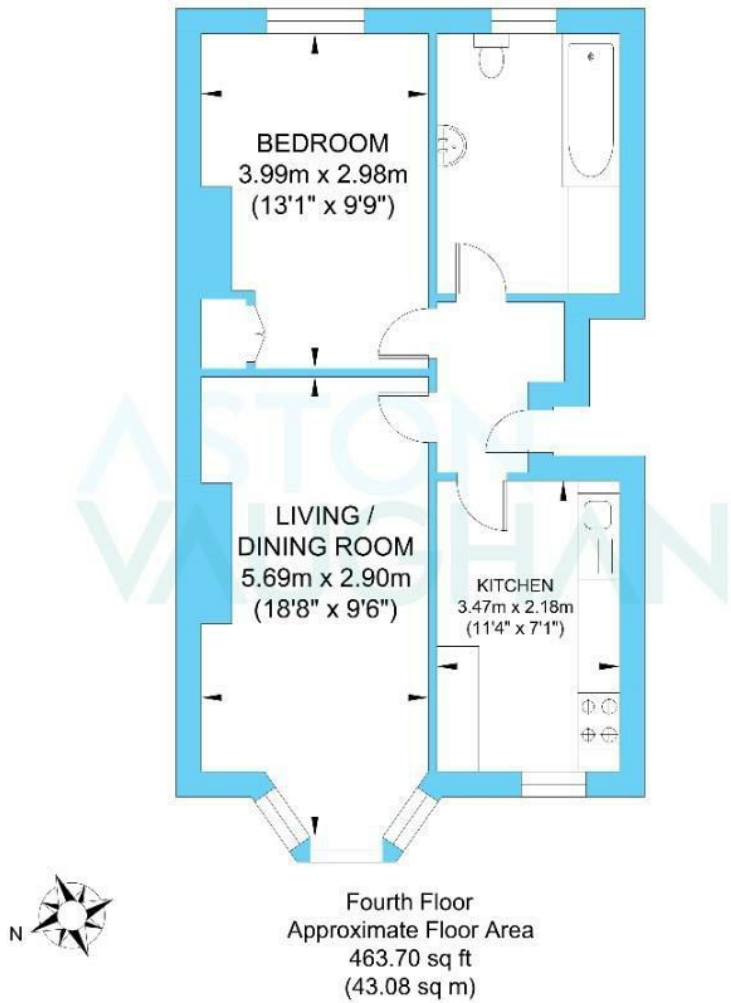
1 min walk to beach, shops & cafés
Queen's Park tennis courts, cafés, 5-10 mins walk
East Brighton Park leads to the Downs
Golf course nearby

Location Guide:

Kemptown is one of the most fashionable locations in the city, bordered by beaches with beach bars, volleyball courts, yoga centre, Soho House and fantastic Lido. Famous for its al fresco lifestyle, specialist shops and a farmer's market it also has supermarkets, a post office and chemists. Between the pier, the racecourse and waterfront restaurants of the Marina, the theatres and Lanes of central Brighton are all within a 10-15 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 feasible. For those who need a car, both the A23/27 and coast road are nearby.



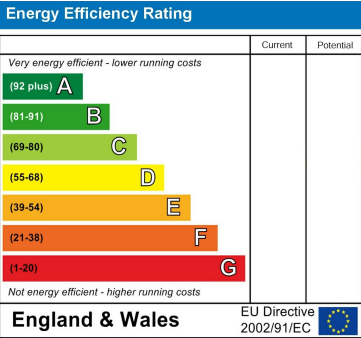
Charlotte Street



Approximate Gross Internal Area = 43.08 sq m / 463.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.