



## Flat 4, 20 Bristol Gardens, Brighton, BN2 5JR

This is a spacious one bedroom, top floor flat (third), right in the heart of the Kemp Town Village. Not only does the apartment offer spaciousness throughout, you also have access into the forever popular and exclusive Kemp Town Enclosures. This newly refurbished apartment comprises, an open plan kitchen and living room with ample space for dining, a spacious double bedroom with built-in wardrobes and a new shower room suite.

There are fabulous views over North Brighton and access to this property is via Bristol Gardens, just behind Sussex Square. Located a short walk the beach, local shops, Brighton Marina and the Royal Alexandra Hospital. This property is available now - Viewing is highly recommended.

**£1,450 Per month**

# Flat 4, 20 Bristol Gardens, Brighton, BN2 5JR



- One Double Bedroom
- Use of Kempdown Enclosures
- AVAILABLE NOW
- Newly refurbished throughout
- New Kitchen with appliances
- Top Floor Flat (3rd)
- Great views of Brighton and South Downs

## Entrance

Accessed from Bristol Gardens, there is a security door entry system, with path leading to a staircase. Climbing the stairs there are great views over the roof tops of North Kempdown

## Entrance Hall

8'3 x 3'4 (2.51m x 1.02m)

Easterly aspect double glazed window with new plantation shutters to the side, coved ceiling, ceiling downlighters, newly fitted carpets and doors leading to the main rooms.

## Living / Dining Room

13'4 x 11'7 max (4.06m x 3.53m max)

Open plan room with a large Easterly aspect window with new plantation shutters to the side, radiator, ceiling downlighters, coved ceiling and new carpets. Living room with ample room for dining area and open arch leading to the kitchen.

## Kitchen

11'2 x 7'11 (3.40m x 2.41m)

Fitted kitchen with new flooring, floor and

wall mounted units and part tiled walls.

Work surface with electric oven, four ring gas hob and extractor fan over, sink and drainer with swan neck mixer tap, new AEG fridge-freezer, integrated washing/Dryer machine and dishwasher. Double glazed window with plantation shutters to the rear with chimney pot views towards the South Downs.

## Bedroom

11'5 x 10'3 (3.48m x 3.12m )

Easterly aspect double glazed window with new plantation shutters to the side. Newly fitted carpet, ceiling downlighters, radiator, a built in double wardrobe and additional storage cupboard.

## Bathroom

9'10 x 4'11 (3.00m x 1.50m)

Newly refurbished, part tiled walls, tiled flooring, walk-in double shower cubicle with both a handheld and a rain shower heads, inset vanity unit with mirror and light, wash basin with mixer tap and storage beneath, low level close coupled W/C with push button flush, ceiling downlighters and extractor fan.

## Communal Gardens

The property has a communal patio area with seating. This property also benefits from access to the Kemp Town Enclosures. These are communal gardens, owned collectively by the freeholders of the 105 houses that make up the Kemp Town Estate. Developed in the 1820's by Thomas Kemp, the Estate consists of Sussex Square, Lewes Crescent, Chichester Terrace and Arundel Terrace. The gardens were landscaped in 1828 by local horticulturist Henry Phillips at around the time that the Kemp Town Estate was being constructed, with the tunnel to the seafront esplanade being added in about 1830.

## Other information

UNFURNISHED

Available date: NOW

Council Tax: Band A

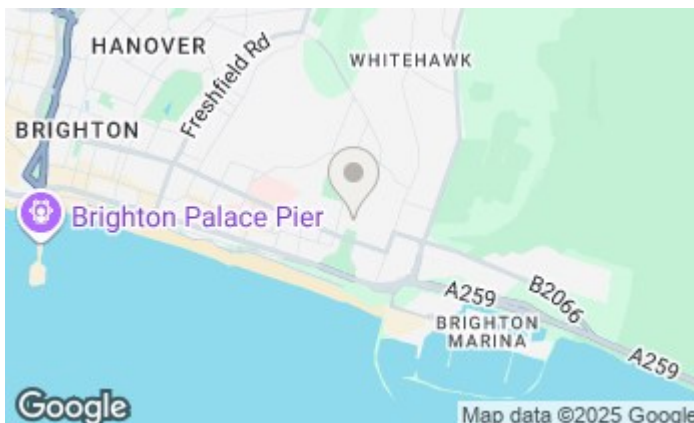
Local Authority: Brighton and Hove City Council

Parking: Parking Zone H

Holding deposit: £334.61

Dilapidations Deposit: £1,673.07

Tenancy length: 12 Months



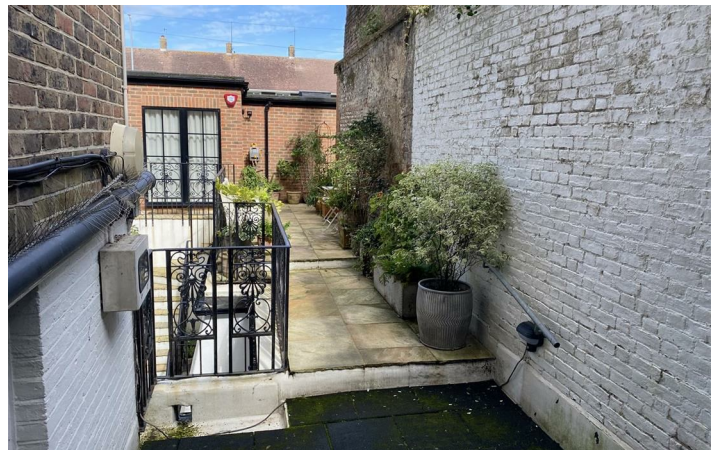
## Directions

From Brighton Pier on Marine Parade/A259, Head East on Marine Parade for 0.9 miles, turn left onto Eaton Place and continue to the end of the road, Turn right onto Eastern Road/B2066, continue for approx. 250m then turn left onto Church Place continue for approx. 100m then Turn right onto Bristol Gardens. The property will be on the right.

01273 28 68 98



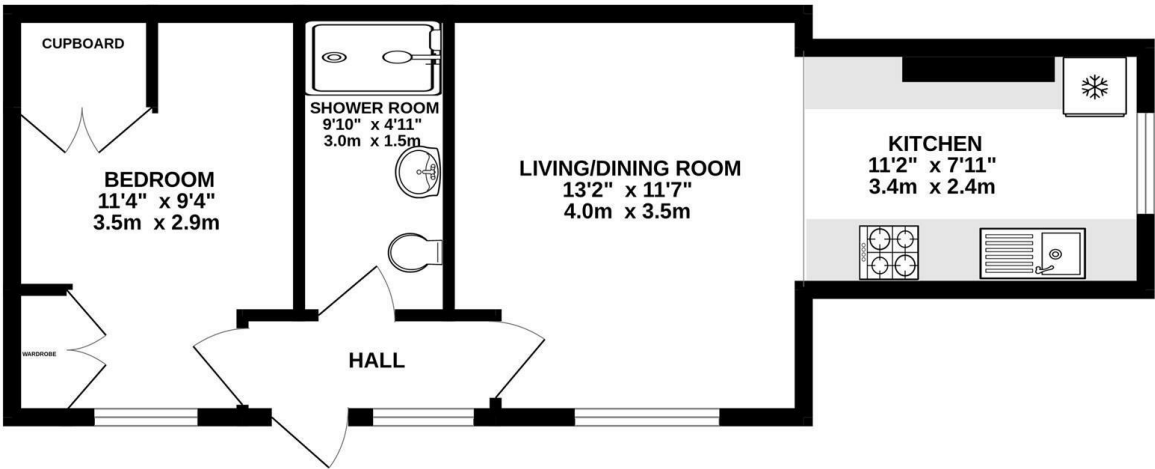
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THIRD FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 sq.m.) 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.  
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PLEASE NOTE:  
Although every care has been taken in the production of these sales particulars prospective purchasers should note:  
1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).  
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.  
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

