

# Paul Bott & Co



- Two Double Bedroom Apartment
- Garden
- Completely Turn Key
- Share Of Freehold With Long Lease

10a College Road, Brighton, BN2 1JB

Offers In Excess Of £315,000

Stunning two bedroom lower ground floor patio apartment, in the heart of Kemp Town village. The property is perfectly located with simple access to coffee shops, the beach, Brighton College and the Hospital. It comes with a Share In The Freehold, a long lease, and is completely turn key.





## Property Description

Front door leading into the entrance hall.

Entrance hall as with the rest of the property has an engineered oak flooring underfoot also in the entrance hall, we have a large radiator and then the apartment then flows through to the kitchen.

First on the right-hand side we have a good-sized double bedroom, plenty of space for a large double bed with bedside tables on either side.

Sash windows to the front being west facing. Plenty of space for a desk so perfect to be able to work from home.

Further space for a good sized chest of drawers with a further door into that always desired walk-in wardrobe which offers hanging space and shelving perfect for shoes.

Next the bathroom, a full-sized panel bath with mixer taps set into the wall with a good height overhead shower, sink unit with storage below and medicine cabinet above and of course a low-level WC.

Before we go into the lounge the property will continue into the kitchen.

We have a selection of integrated appliances, set in and around the worktop. Bosch gas hob, oven, microwave, fridge, dishwasher, stainless steel sink unit and drainer, so all the comforts of home.

A range of wall and base units, so plenty of storage, and potentially further wall space to create more.

Now we will walk into the lounge. Again we have the oak flooring under foot. Two beautiful vertical radiators, we have chimney breast with inset bare brick feature.

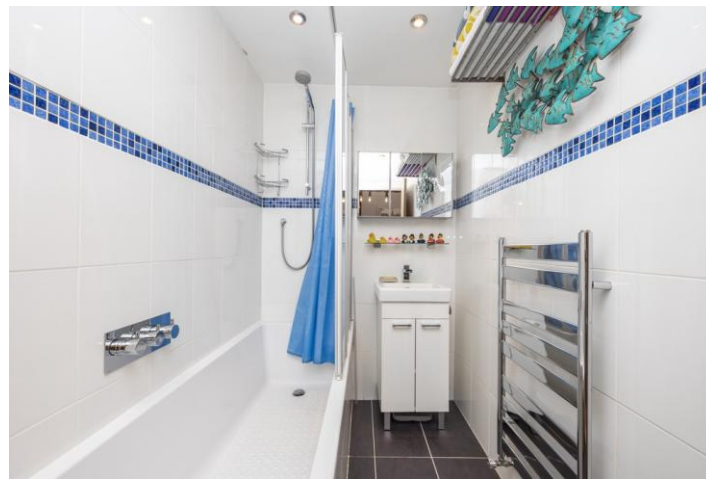
Space for sofa and seating, tv point.

Now through to the rear of the property we have a storage cupboard, then into the second bedroom.

A further double bedroom with another vertical radiator, and a feature wall, with a cupboard housing a new boiler.



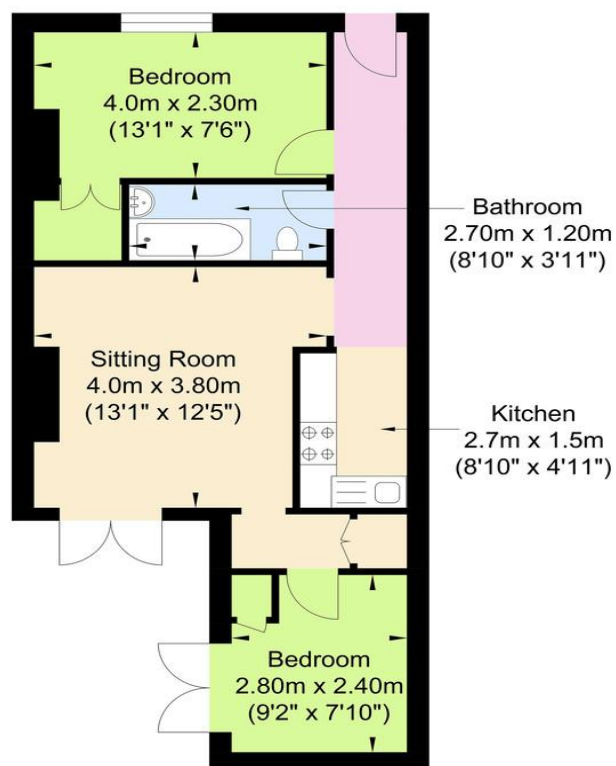




Perfect for guests, space for a double bed with a door that leads to the patio garden.  
 we go back into the lounge, a take the door that leads us out into the patio garden.  
 Outside we have Solid wood floor under foot, with two stairs that will take us into the main patio area.  
 Plenty of space to entertain guests, with a further shed.  
 The outside space really compliments and finishes off this stunning two bedroom apartment.



## College Road



Lower Ground Floor  
Approximate Floor Area  
511.28 sq ft  
(47.50 sq m)

Approximate Gross Internal Area = 47.50 sq m / 511.28 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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