

# Paul Bott & Co



- Lovely Two Bedroom Apartment
- Raised Ground Floor
- Central Location In The Heart Of  
The Village

## Flat 1, 12 College Road, Brighton, BN2 1JB

Asking Price Of £315,000

A beautiful, two bedroom, raised ground floor apartment located on College Road. Situated in the heart of the village, this property benefits from two well proportioned bedrooms, a lovely bright lounge, modern fitted kitchen, and a private outside patio space, all within touching distance of Brighton College and the village shops.





## Property Description

Entrance from street, via short set of steps leading to communal entrance. The apartment is situated on the raised ground floor, with a short hallway welcoming you into the property itself. To the front of the property, a large bright lounge, offering high ceilings, big windows and natural light flooding the space. Complete with original features, the lounge is the perfect size for relaxing and entertaining, with more than enough pace for sofas, furniture, table & chairs.

The kitchen is placed to the rear of the living room space, with a modern fitting and a nice finish. There is plenty of storage options, space for a washing machine and a fridge, as well as including a built-in fan assist oven and accompanying gas hob.

The first of the two bedrooms is a large double, located to the middle of the apartment, thus offering a quiet retreat. With built in storage and space for furniture options. To the rear of the property, a second, smaller bedroom, perfect as a child's bedroom or office. With space for a bed and a desk, with a door leading out to a private patio, with decking running underfoot and wonderful sunlight until late afternoon.

The location of this property is fantastic, set on a highly popular street with Brighton College to one end and Kemptown Village and its wonderful shops and bars to the other.

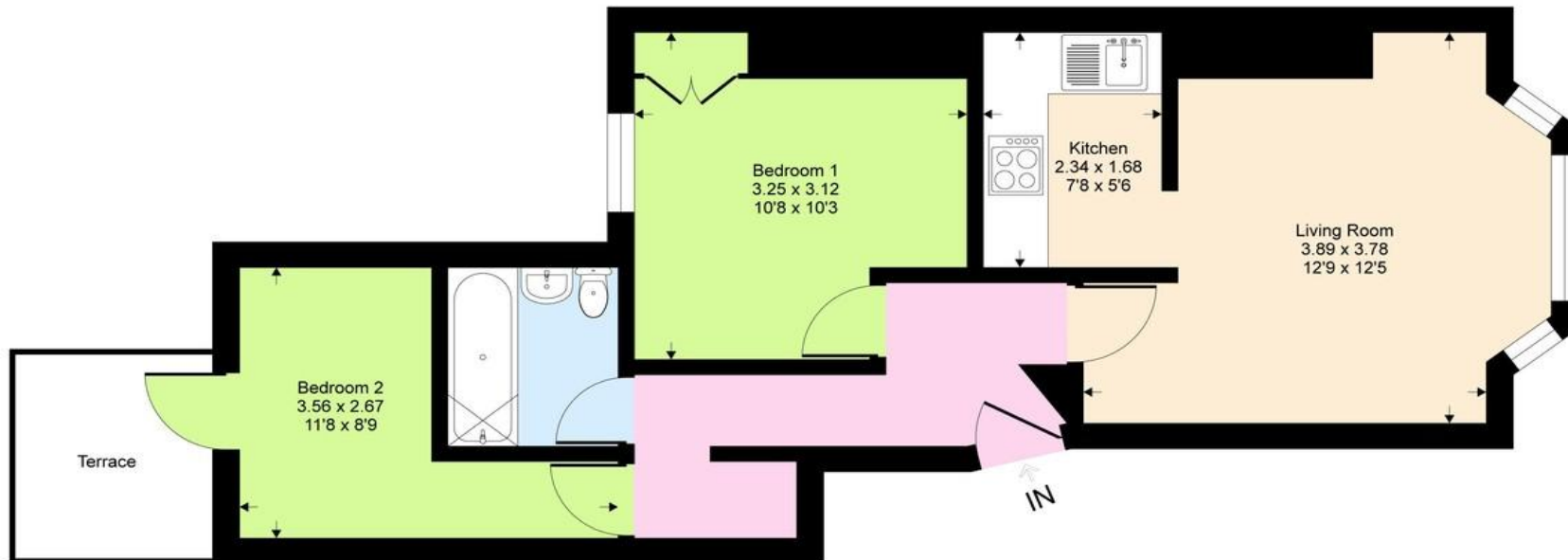






## College Road, BN2

Approximate Gross Internal Area = 44.6 sq m / 481 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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