

# Paul Bott & Co



- Wonderful Two Bedroom Apartment
- Centrally Located
- Well Proportioned Throughout
- Private Patio Space

Flat 2, 19 Atlingworth Street, Brighton, BN2 1PL

Asking Price Of £315,000

A charming two-bedroom apartment located centrally on the ever-popular Atlingworth Street. Just a short walk from Kemptown Village center, this apartment boasts two bedrooms, modern bathroom and kitchen, private outside space and is located seconds from Brighton Seafront.





## Property Description

From street level, steps lead down to a private entrance, leading into a short foyer, perfect for the storage of coats and shoes. You step through into a lovely lounge, decorated nicely and offering wooden flooring underfoot. The lounge is a very good size and allows for a sofa and a coffee table, with storage to the left-hand recess of the chimney stack. You lead through into a hall space that blends nicely into a well-proportioned kitchen. Again, wooden flooring runs underfoot and there is space for a table and chairs, or a desk making an excellent work area. The kitchen is modern, fully fitted, including built in oven and gas hob. There is an abundance of storage options, including cabinets and draws. The property offers two bedrooms, the master is a fantastic size, with enough space for a double or a king size bed, as well as storage options. Wooden flooring runs underfoot, and a sash window allows for natural light. The second bedroom works perfectly as a spare bedroom for guests, a child's room, or a home office. With space for a bed and storage, as well as a desk and a door leading out to the private patio space, which is decked throughout and a perfect area to relax with friends and family. The bathroom is a very good quality, offering a white suite, featuring a bathtub, overhead shower and glass screen, WC and wash basin, along with a heated towel rail

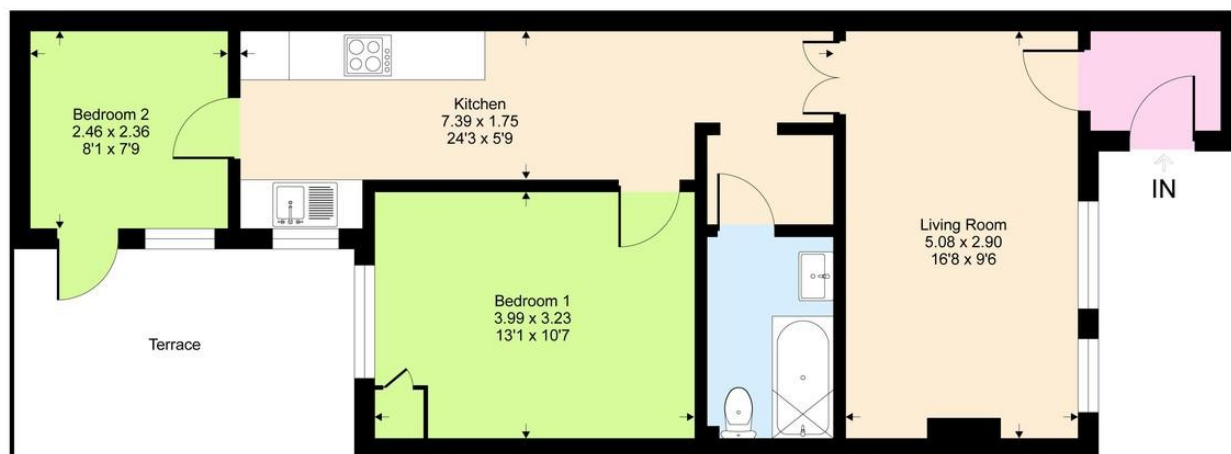
The property is within walking distance of the city center and a stones throw from both the beach and the local amenities that Kemptown Village has to offer. The property is sold chain free and holds a share of the freehold.







**Atlingworth Street, BN2**  
Approximate Gross Internal Area = 57.3 sq m / 617 sq ft



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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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29 Upper St James Street,  
Brighton, East Sussex, BN2 1JN

[www.paulbottandcompany.co.uk](http://www.paulbottandcompany.co.uk)  
01273 605530  
[info@paulbottandcompany.co.uk](mailto:info@paulbottandcompany.co.uk)

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