



Portland Place, Brighton BN2  
£325,000

**ASTON  
VAUGHAN**  
Sales and Lettings



## INTRODUCING

# Portland Place, BN2

1 Bedroom | 1 Bathroom | 1 Living Room  
688 Sq Ft | Kemp Town

Private and quiet this one bed apartment blends classic proportions with contemporary design and offers versatile accommodation. The café lifestyle of Kemptown Village is around the corner, both Brighton College and the County Hospital are within a 5 min walk and Brighton Station's direct trains to Gatwick and London are 10 mins by cab – 15 by bus. The elegant, open plan living dining room has a magnificent fireplace, there's a separate but social kitchen which leads to the courtyard, the bathroom is stylish and the beautiful bedroom also has access to the outside space. The Village has plenty of amenities including a weekly farmer's market, beach bars and a Lido, and the area is well served for green spaces which hold events during our legendary festivals – and the Royal Pavilion and art centres are a 15-20 minute stroll along the promenade.

- Grade II listed Portland Place
- Share of Freehold
- Private courtyard
- Kemptown Village
- Sea at the end of the terrace
- Walk to hospital
- Good transport links
- Council tax band B
- Parking permit zone H, no waiting list







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A sought after address between Kemptown village and the sea, this gracious apartment is within a Regency building graced by Corinthian columns, and it has its own, gated entrance. Inside, the hallway is a timeless classic with discreet built in storage and oak flooring which continues into the elegant living dining room.

Skilled use of colour makes the room very inviting. There is a handsome period fireplace to enjoy and two large windows with plantation shutters frame the historic homes opposite. There is good ceiling height, ambient lighting available and plenty of floorspace when you want to share.

Quiet and comfortable at the back, the principal bedroom is a restful retreat with a door to the courtyard making it light and airy. With charm and character, there's another wonderful fireplace as a focal point and two custom made wardrobes reach the ceiling, which is high and adorned by a frieze and a ceiling rose.

Along the hallway, a bright and cheerful kitchen opens to the courtyard for al fresco entertaining. A modern classic, it is good to go with plenty of storage and practical working surfaces. There's a central gas hob and electric oven beneath a lit hood, plumbing for both a dishwasher and a washing machine and there's space for an under counter fridge and freezer.

Tucked away at the far end of the apartment, the luxury bathroom has a great finish with a Triton T80 above the bath, a hand basin resting on a cabinet and natural light.









Vendor's Comments:

"Grade II listed, Portland Place is beautiful, and it has been an absolute pleasure to return to it every day – and seeing the sea is a reminder to enjoy this unique coastal setting. I love the living room with its view up to the Regency buildings opposite and have had great fun entertaining friends in the cool of the courtyard after spending time on the beach or in the National Park, and there is always something to see or do in the village or the city. The time has come when I have to move on. I hope you love it here, too."







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## LOCATION GUIDE

### Good to Know

Shops: Village shops on the doorstep, St James's Street 5 minutes, The Lanes 15 minutes walk

Train Station: Trains 15 minutes by bus, 25 on foot

Seafront or Park: Seafront 3 mins, Queen's Park 5 mins

Countryside walks of East Brighton Park 3 mins by car same zone

### Education

**Primary:** Queen's Park Primary (good), St Luke's Primary (outstanding)

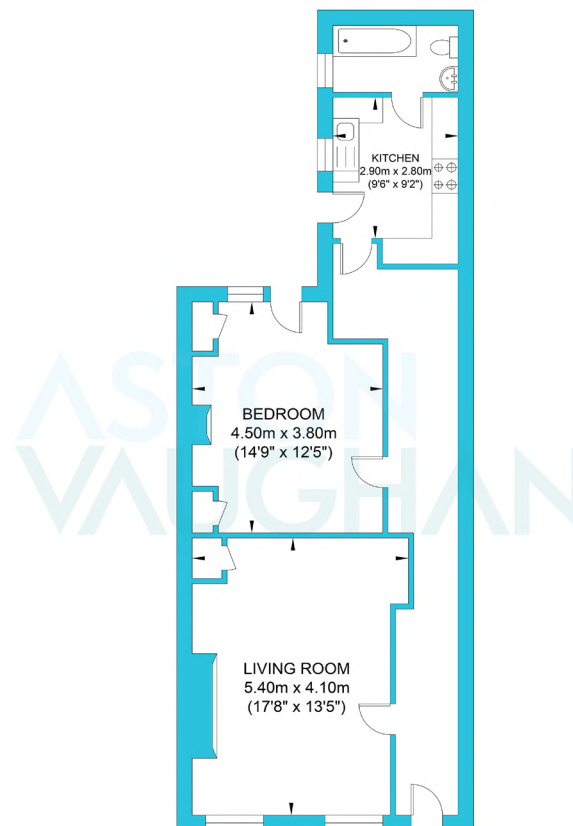
**Secondary:** Varndean, Dorothy Stringer

**Sixth Form:** Varndean, BIMM, MET BHASVIC

**Private:** Brighton College, Brighton Waldorf, Roedean

Kempton Village is one of the most fashionable locations in the city, bordered by beaches with beach bars, volleyball courts, yoga centre and fantastic Lido. Famous for its al fresco lifestyle, specialist shops and a farmer's market it also has a Co-Op, post office and chemist. Between the pier, the horse racing course and waterfront restaurants of the Marina, the theatres and Lanes of central Brighton are all within a 15-20 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 - or letting-feasible. For those who need a car, both the A23/27 and coast road are nearby.

## Portland Place



Ground Floor  
Approximate Floor Area  
688.13 sq ft  
(63.93 sq m)

Approximate Gross Internal Area = 63.93 sq m / 688.13 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.