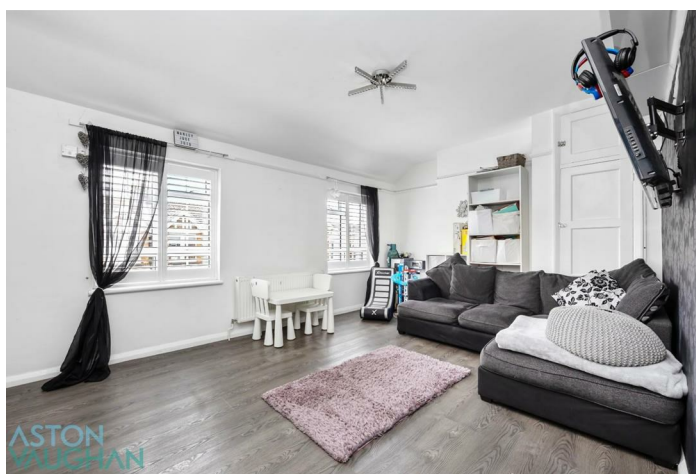


LEASEHOLD



Apartment (EPC Rating: C)

**55 TILLSTONE STREET, BRIGHTON, BN2
0BD**

£300,000

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton

Immaculate both inside and out, this sunny two-bedroom flat ready to move straight into. It is tucked away on a quiet street in east Kemptown, but the beach and the city are still easily accessible on foot, and the transport links are excellent. Formed from the first floor of a modern house, it benefits from its own entrance and feels private inside, being elevated from the street.

It has been well designed for the space with a large, open plan living room, dining room and kitchen with space for homely furnishings and a dining table and chairs. White shutters adorn the windows which are double glazed for added warmth and quiet, bringing in natural light during the morning with an easterly aspect. Running along the rear wall, the kitchen offers a wealth of storage in streamlined white cabinetry to include concealed appliances, so you can move straight in with ease. The decoration is smart with crisp white walls and grey composite wood flooring which suits all styles of modern furnishing.

Nearby, the principal room is a generous double room with warm creamy walls and stylish herringbone flooring. Even with a king size bed and freestanding furnishings, the floor space is not compromised, so you can retire for the evening in complete comfort. Bedroom two is a single room, ideal for a child, guests or as a roomy home office for those working from home on a daily or weekly basis. The bathroom enjoys a full bath suite with a shower over it, lined in large grey wall tiles, so you can add a pop of colour with toiletries and towels.

Vendors' Comments:

"We love how quiet this road is for such a central location. Having the shops, bars, health club and cinema at Brighton Marina, just five minutes away, is also a real bonus."

Closest Schools:

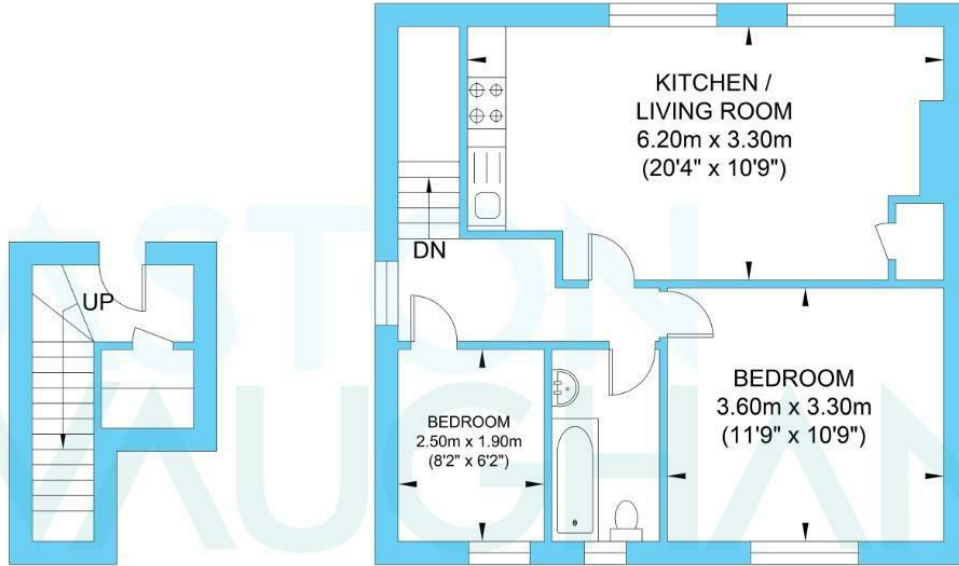
Primary: Queen's Park Primary, St Luke's Primary
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC
Private: Brighton College

Location:

Queen's Park offers a relaxed atmosphere with friendly dog walkers, joggers, and families enjoying the green spaces, pond, playground, and cafés, along with nearby organic shops and bistro pubs. It's ideal for professionals due to good schools within walking distance and proximity to Kemptown, which features beaches, law courts, Amex, hospitals, and a bohemian café culture. The cultural heart of the city, North Laine, and the Marina are easily accessible on foot, by bus, or cab. For travelers, the mainline station with fast links to Gatwick and London is about 15 minutes by bus, and there's no waiting list for C zone parking.



Tillstone Street



Ground Floor
Approximate Floor Area
60.70 sq ft
(5.64 sq m)

First Floor
Approximate Floor Area
512.03 sq ft
(47.57 sq m)



Approximate Gross Internal Area = 53.21 sq m / 572.74 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.