

LEASEHOLD



Apartment (EPC Rating:)

FLAT 1, 2 CHARLOTTE STREET, BRIGHTON, BN2 1AG

Guide Price

£280,000

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton

* Guide Price £280,000 - £290,000 *

Offering a luxury coastal lifestyle this stylish, 2 bed apartment between the sea and the fashionable, al fresco lifestyle of Kemptown which hosts Pride, even comes with a private patio for parties. A sophisticated home or investment within 10 mins walk of the famous Lanes, the local beaches have a Soho House, a Lido and bars, and Brighton's direct trains to London are just a few mins by cab. With its own private entrance on the lower floor of an iconic Regency terrace, built in an age reliant on natural light it has plenty of it and inside blends generous proportions with a sophisticated, contemporary lifestyle. The spacious living dining room is stylish with French doors to a patio where friends and family can relax in quiet seclusion. There is a sociable, but separate streamlined kitchen which is good to go and the luxury bathroom also has a chic finish. Both bedrooms are doubles which do not share a wall together, great if you want to share, and one sweeps opens to the patio.

Kemptown is a sought after location with fresh local produce, cafés, bistro bars and independent shops as well as supermarkets and pharmacies. Hosting some of the city's largest employers, this coastal property is within a 10 minute walk of Amex and its new pedestrian plaza as well as the County Hospital. The local park will take you onto the Downs and the seafront is bordered by beaches with volleyball courts, a yoga centre, beach bars, art galleries and a Lido to enjoy.

On an historic, one way lane between the cafes and restaurants of Upper James's Street and the sea, this beautiful bay fronted building has an impressive frontage. This stylish apartment has its own, private, gated entrance which is lit and you leave any stress of the day behind when you step into a hushed hall with intriguing glimpses through to a glamorous kitchen and bright reception, each of classic proportions.

At the heart of the home, the living dining room has a fabulous contemporary finish with plenty of space to share and an easy flow through French doors to a private courtyard perfect for al fresco entertaining. Ahead the sophisticated kitchen delivers plenty of sophisticated storage and practical working surfaces, which also look good, and it is designed for entertaining with a choice of lighting levels and free standing appliances which the vendor is willing to discuss. Open to the living dining room but with the working areas tucked out of sight, it is sociable without being intrusive.

Quiet and private at the back, the first double bedroom is a peaceful sanctuary which opens to the central courtyard for morning coffee. Next door, a spacious bathroom with a shower above the bath is right on trend, and with glorious proportions, at the front of the building the principal bedroom is an elegant retreat with a handsome fireplace to enjoy.

Vendor's Comments:

"You can enjoy a beach lifestyle to the full from this fashionable location which is quieter than its central position may suggest. Ideal as a home, if you are looking for an investment the apartment currently provides a great annual income which is set to

increase with details available upon request. There is also an opportunity to buy all 5 apartments of the building."

Good to Know:

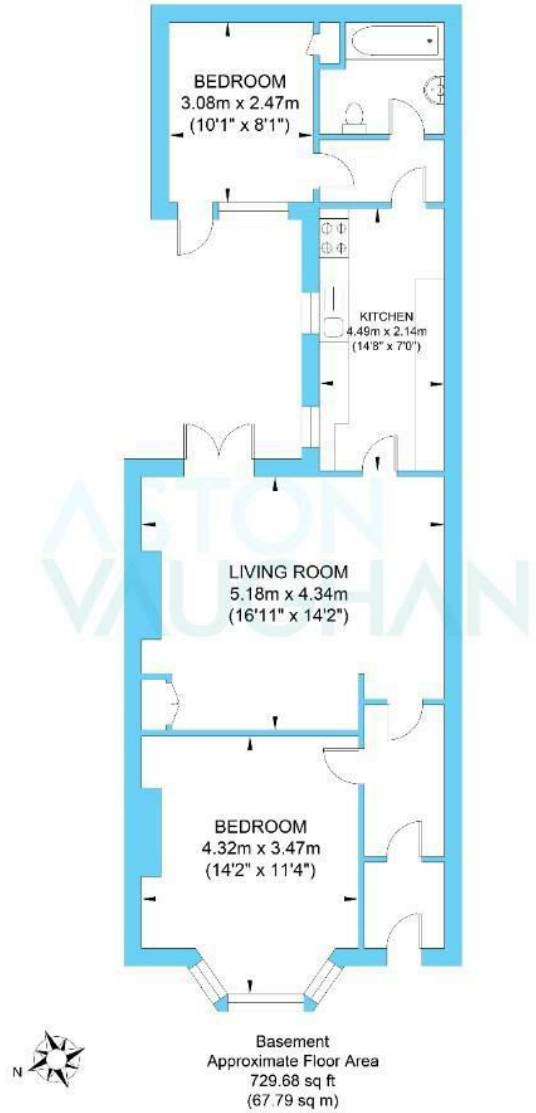
1 min walk to beach, shops & cafés
Queen's Park tennis courts, cafés, 5-10 mins walk
East Brighton Park leads to the Downs
Golf course nearby

Location Guide:

Kemptown is one of the most fashionable locations in the city, bordered by beaches with beach bars, volleyball courts, yoga centre, Soho House and fantastic Lido. Famous for its al fresco lifestyle, specialist shops and a farmer's market it also has supermarkets, a post office and chemists. Between the pier, the racecourse and waterfront restaurants of the Marina, the theatres and Lanes of central Brighton are all within a 10-15 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 feasible. For those who need a car, both the A23/27 and coast road are nearby.



Charlotte Street



Approximate Gross Internal Area = 67.79 sq m / 729.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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.