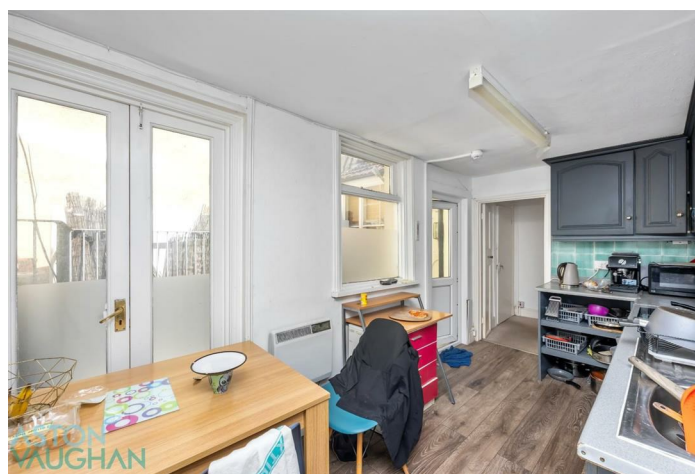


LEASEHOLD



Apartment (EPC Rating: )

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

Offers In Excess Of

# £300,000

**ASTON  
VAUGHAN**  
Sales and Lettings



# 2 Bedroom Apartment located in Brighton

Between the sea and the fashionable, al fresco lifestyle of Kemptown which hosts Pride, this spacious 2 bed apartment within an iconic, Regency terrace comes with glorious oblique views of the sea. Spanning the whole of the ground floor of a handsome, historic building with a total of 66.05m<sup>2</sup> (710 sq ft) to enjoy, it's a great 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. Inside, the layout is practical but perfect for glamorous seaside living with an elegant living room at the front and a central kitchen breakfast room. The airy bathroom is spacious and the two double bedrooms each have fitted storage- and don't share a wall, perfect if you wanted to share.

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 and its grand entrance is secured by answer phone entry. Inside, the communal hall has beautiful original plasterwork high above your head and the integrity of the building has been kept with only one apartment on each storey.

Inside, ceilings soar and the east/west orientation with high ceilings and big windows makes the apartment inviting. Sunlight streams through the living dining room where the large, west bay has space for a table where you can admire the oblique view of the sea glittering at the end of the terrace, and there's also a feature fireplace to enjoy.

At the centre of the home, the kitchen breakfast room is bright and cheerful with plenty of stylish storage and practical working surfaces. Good to go, integrated appliances include an electric hob and oven beneath a hood, and the vendor is willing to discuss freestanding white goods to help you get started.

At the far end of the room, double doors lead to an inner lobby with a door to the modern bathroom which

has a shower above the bath, and next to it the first of the double bedrooms is light and spacious, and it's ready to move into with fitted wardrobes to fill. At the back of the main building, the second bedroom is a classic beauty with refined proportions. Private and peaceful, and is also ready to move into with built in closets.

## 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:

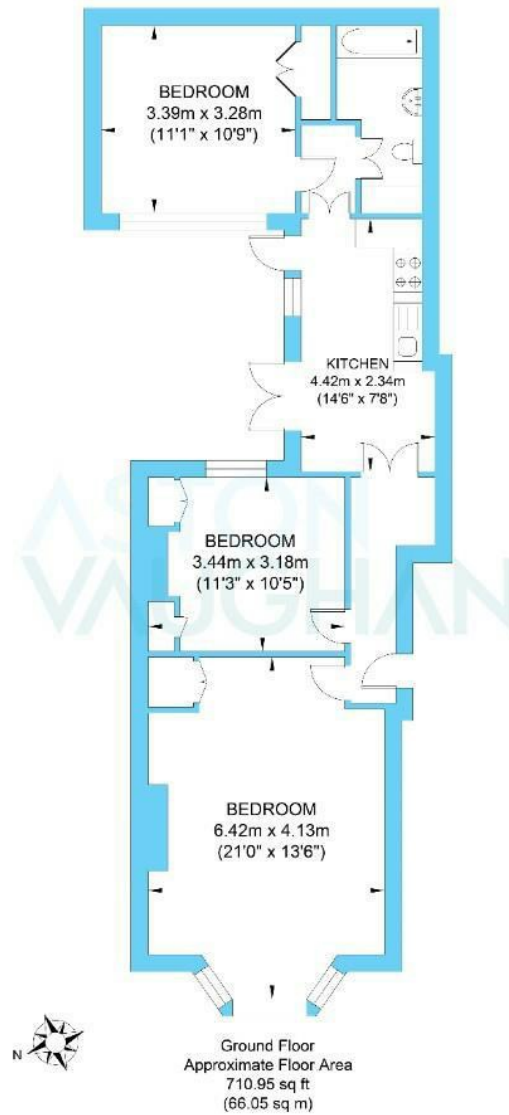
Kemptown is one of the most fashionable locations in the city, bordered by beaches with beach bars, volleyball courts, yoga centre, Soho House and fantastic Lido. Famous for its al fresco lifestyle, specialist shops and a farmer's market it also has supermarkets, a post office and chemists. Between the 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 = 86.05 sq m / 710.95 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			
<b>England &amp; Wales</b>	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.