

SHARE OF FREEHOLD



Apartment (EPC Rating: C)

FLAT 1, NORTHUMBERLAND COURT 62-64 MARINE PARADE, BRIGHTON, BN2 1AD

Guide Price

£280,000

**ASTON
VAUGHAN**
Sales and Lettings



1 Bedroom Apartment located in Brighton

Guide Price £280,000 - £295,000

Holding a prime position on Kemptown Seafront, this beautiful apartment enjoys sea views and easy access to all this vibrant coastal city has to offer. It resides in a Regency Seafront townhouse giving it the elegant proportions of the era, while internally it has been renovated to exacting standards with a contemporary finish throughout.

It is currently presented as a two-bedroom property for professionals as each principal room has access to a bathroom and the generous entrance hall provides space as a lounge and dining room. The layout lends itself better as a one-bedroom apartment, however, with a spacious living and dining room to the front, following the natural curve of the building, with the en suite bedroom to the rear, looking out over the peaceful communal garden.

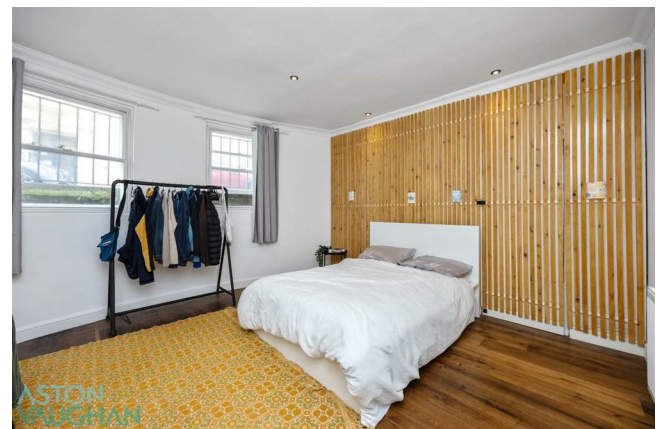
Both principal rooms have been decorated in a smart, neutral palette with white walls, dark wood flooring and a feature wall with slim timber battening, bringing some Mid-century Modern styling to each space. Within the front room, this has a concealed door revealing a full width storage space – a huge bonus in apartment living. The sea is visible through two sash windows on the southerly elevation, which being only partially lower ground, also ensures plenty of natural light can filter in throughout the day. Set back from the road, it is nicely private from passers-by, so you can relax in peace on comfortable furnishings after a long day.

To the rear, the bedroom enjoys a large picture window looking out to a communal garden patio with space to sit outside during summer. Laid with shingle it has echoes of the beach opposite while leafy plants and a palm tree add colour and shape. Inside, there is ample space for a king size bed and freestanding furnishings alongside the open plan en suite shower. Stylish with matt black fittings and patterned floor tiles, this brings both form and function to the space with a heated towel rail and a vanity unit to conceal toiletries.

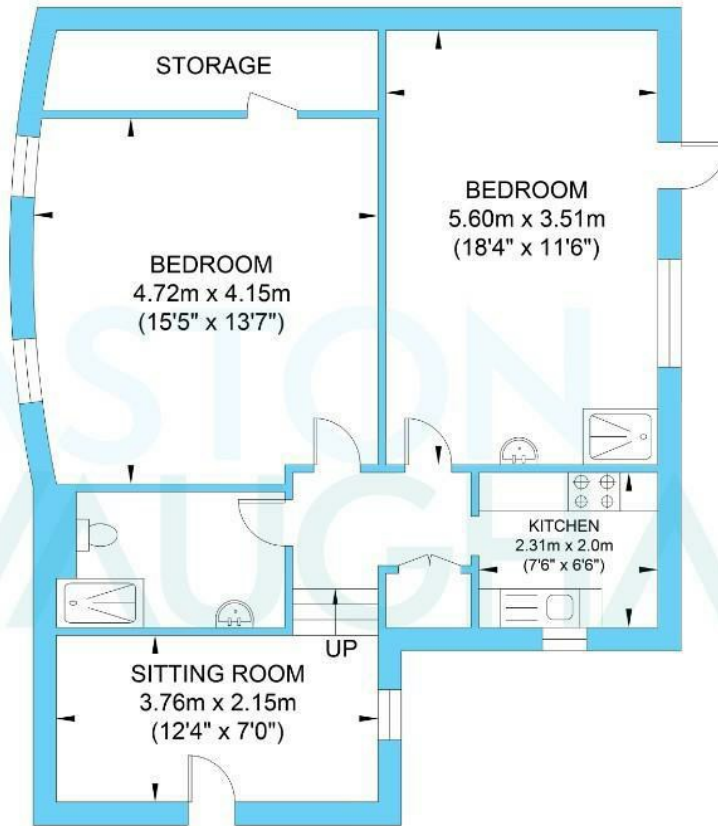
A second shower room sits across the hall with a WC and a roomy shower cubicle lined in white metro brick tiles to complement forest green walls. This trend continues into the kitchen across the hall where white cabinetry offers plenty of storage alongside an integrated oven and hob, leaving space for several freestanding appliances to include a washing machine and tumble dryer which may be negotiable with the sale.

The entrance hall is particularly spacious and

welcoming with further views over the rear garden. It is a naturally light space which has been repurposed for relaxed seating and casual dining at two breakfast bars. This would also be the ideal space for a home office for those looking to work from home on a daily or weekly basis.



Marine Parade



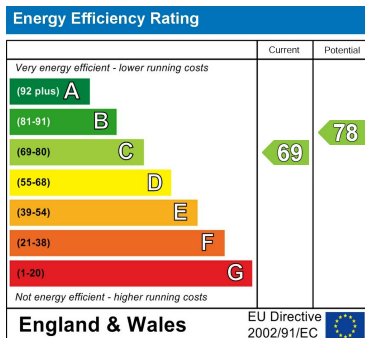
Lower Ground Floor
 Approximate Floor Area
 743.67 sq ft
 (69.09 sq m)

Approximate Gross Internal Area = 69.09 sq m / 743.67 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



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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.