



Apartment (EPC Rating:)

FIRST FLOOR FLAT, 3 EATON PLACE, BRIGHTON, BN2 1EH

£1,600

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton

*** 2 DOUBLE BEDROOMS // BALCONY WITH SEA VIEWS // TO BE REPAINTED THROUGHOUT ***

Aston Vaughan are delighted to bring to the market this outstanding 2 double bedroom apartment with impressive high ceilings, floor-to-ceiling openable sash windows and a balcony looking out to the sea!

Ideally located on Eaton Place, a matter of minutes from The Royal Sussex County Hospital and Brighton's Famous Seafront, the property benefits from local independent shops, cafes, bars & restaurants almost on it's doorstep. This would ideal for professionals looking to live the quintessential Brighton lifestyle!

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Spanning the full width at the front of the property, the almost 20ft living room benefits from impressive high ceilings and a beautiful fireplace! The floor-to-ceiling sash windows open out to a stylish balcony with space for a cute bistro set, ideal for a coffee or glass of wine overlooking the seafront.

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Off the living room is the modern separate kitchen. With 2 doors, this could be kept completely separate from the living room or used more socially as open-plan. Fridge/freezer, dishwasher & oven with hob provided. Plenty of storage overhead means there is far more space than seems on first glance.

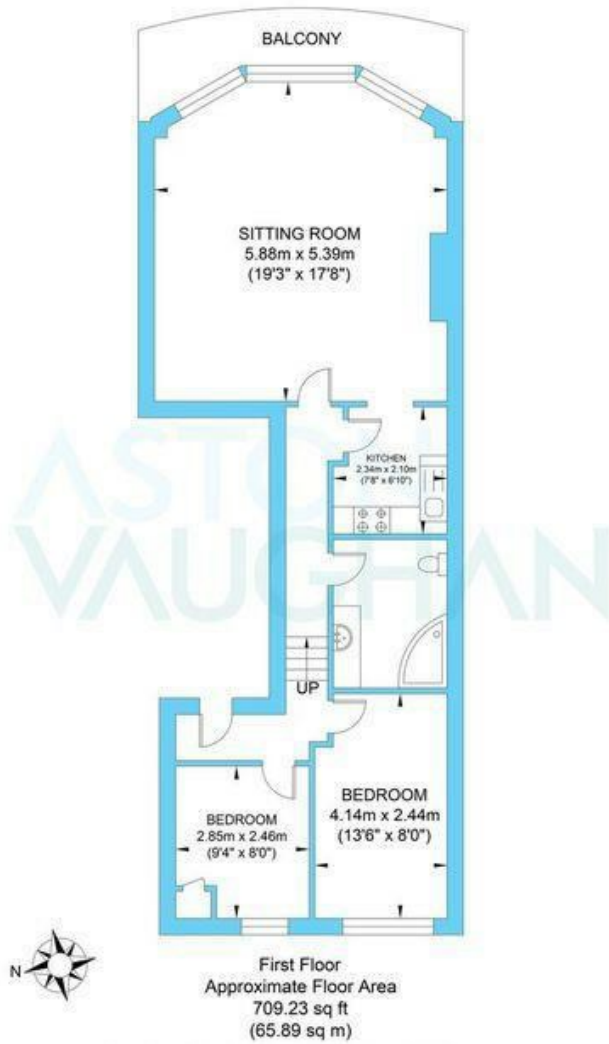
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Modern bathroom with shower over corner bath. The washing machine is tucked away in here for a quieter life.

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Both bedrooms are to the rear of the property, keeping them quiet and away from any noise. Double glazed windows add to the cosiness with further protection from noise, as well as the cold.

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Available for immediate move in, unfurnished. Contact Aston Vaughan for further information!



Eaton Place



Approximate Gross Internal Area = 65.89 sq m / 709.23 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Call us on

01273 253000

Energy Performance Graph

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www.astonvaughan.co.uk

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

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.