



Centenary House, Cumberland Road

£385,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Centenary House, BN1

2 Bedrooms | 1 Bathrooms | South facing garden |
759Sq Ft | Private garage

Beautifully presented and deceptively spacious, this two-bedroom property is unique Centenary House as it does not share the communal ways, feeling more like a bungalow than an apartment. It boasts its own street entrance on the ground floor, alongside a private garage and a sunny south facing garden which becomes a wonderful extension of the home during summer, tucked away behind border walls away from the road.

With beautiful proportions and wide picture windows to fill it with natural light, this apartment is both warm and airy, and the décor throughout is immaculate and modern.

Designed and built in keeping with historic character of the area, Centenary House echoes the lines of the Victorian mansions lining Preston Road; sitting behind the original border walls with canted bay and pitched dormer windows on its roofline. Its sash windows are double glazed, and its apartments have well-proportioned rooms with plenty of built-in storage.





Stepping through the front door, it is clearly a well-maintained house with fresh white walls and oak wood flooring running through the main living spaces. To the front, bedroom two is a generous double room with ample space for a king size bed, yet this room would also be ideal as a second reception room depending on the family's needs.

The sitting room is perfectly located to the rear of the house with French patio doors leading out to the garden, so you can spill outside during summer parties or for dining alfresco in the last of the summer sunshine. There is ample space for comfortable furnishings and formal dining by the doors, plus the TV has wall mounted cables to give a streamlined finish.

Easily accessible next door, the kitchen is well appointed with grey cabinetry, matt black door furniture and taps and glossy black appliances which include an integrated induction hob and fan oven. The utility room is next door with space for two machines, which may be available by separate negotiation.

You enter through a tall, secure gate on Cumberland Road which opens to the private walled garden. It is wonderfully low maintenance as a paved space, yet there are border flower beds which add colour and scent throughout the year. South-facing, it enjoys sunshine right through the day and is large enough for summer gatherings or relaxing in the sun's rays at the weekend.





Stepping in through the flat's private entrance, you are welcomed into a long corridor with a nook for hanging coats. It is clearly a well-maintained home with a smart yet stylish neutral décor with pale wood flooring and buttermilk walls, so you can add your own flair with art and furnishings.

First to the right, the living room is dual aspect to the south and east so natural light streams in through its double-glazed windows. There is ample space for comfortable furnishings and a dining table and chairs, and the kitchen is conveniently close by. White Shaker style cabinets offer a wealth of storage alongside an integrated fridge freezer, washing machine, electric oven and gas hob, plus the sink has been thoughtfully placed below the window which has a leafy outlook.

Bedroom two is a lovely double room with space for freestanding furnishings, while the principal room is slightly larger, but both share the same immaculate finish as elsewhere. All rooms have easy access to the bathroom which has again been very well-maintained by the current owners giving it a gleaming white bath suite with a shower over it and a mirrored cabinet for toiletries.

Vendor's Comments:

"We fell in love with this flat as soon as we saw it. The benefit of the garage was great for housing the motorbikes, while you can also park from free on the road. Spending summers in the garden has been wonderful and there is a fantastic sense of community in both Centenary House and in Preston Village with some great characters and excellent local pubs. Transport links are also amazing, so it will be tough for us to find somewhere else with so many qualities."





LOCATION GUIDE

Education:

Primary: Stanford Infants and Junior School, Westdene Primary

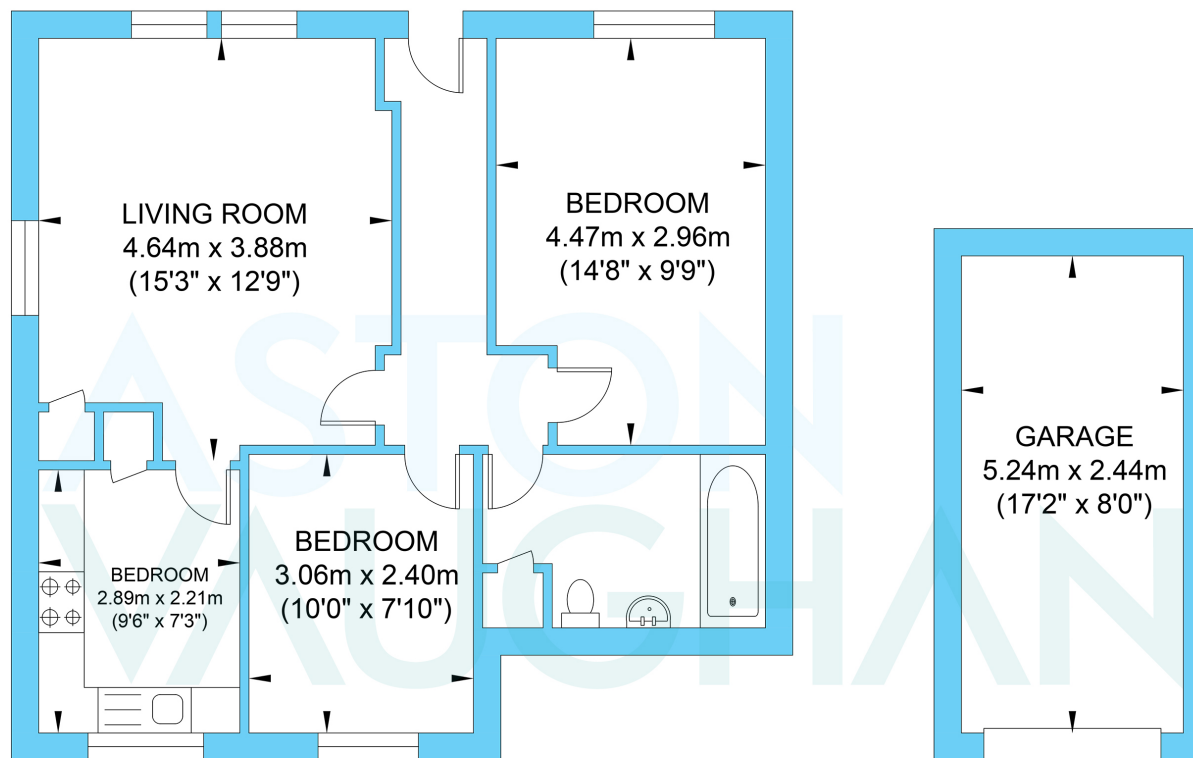
Secondary: Varndean, Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Lancing Prep

Good to Know:

With two almost equally sized bedrooms, this apartment will appeal to professional sharers who may find the proximity of Preston Park's commuter station ideal. For families, the local schools are amongst the best in the city, and there is plenty to entertain little ones nearby with Preston Park on your doorstep. It is also within easy walking distance of the North Laine Shopping district and there are several local eateries and gastropubs nearby too.

This light and airy home is situated in a popular area with lots of local shops and green spaces nearby. The city centre shopping districts and the beach are within easy reach, and this spacious property also offers easy access to the A23/A27 as well as the train station with its regular, fast links to the airports and London.



Ground Floor
Approximate Floor Area
622.15 sq ft
(57.80 sq m)

Garage
Approximate Floor Area
137.77 sq ft
(12.80 sq m)

Approximate Gross Internal Area = 70.60 sq m / 759.93 sq ft

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