



Apartment (EPC Rating: )

# FLAT 3, 24 BRISTOL ROAD, BRIGHTON, BN2 1AP

## £1,550

**ASTON  
VAUGHAN**  
Sales and Lettings



# 2 Bedroom Apartment located in Brighton

\*\*\* 2 DOUBLE BEDROOMS // FURNISHED // AVAILABLE IMMEDIATELY \*\*\*

Aston Vaughan are delighted to offer this stunning second floor flat, contemporary themed with lots of features including high ceilings, big sash windows & modern high quality furnishings! Located in the heart of the ever-popular Kemp Town Village, close to Brighton's Famous Seafront and benefitting from the wide array of specialist bars, cafes and independent shops all close at hand!

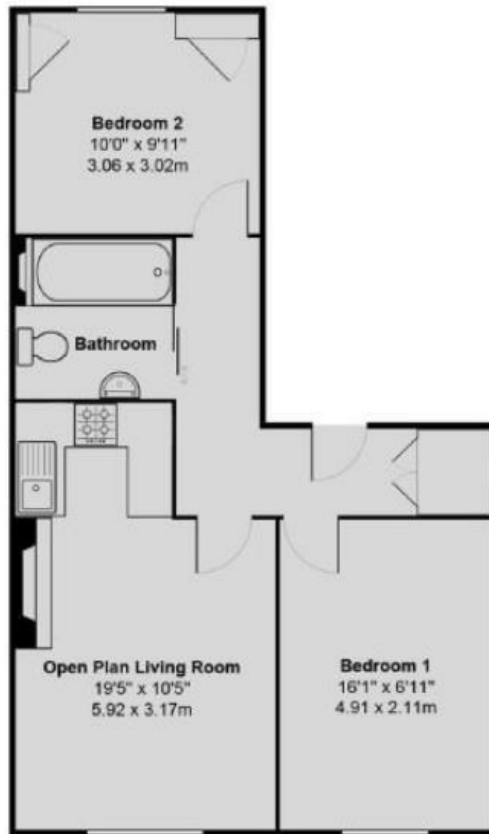
The flat has a contemporary theme throughout, decorated in a neutral colour scheme likely to suit the majority of tastes.

This charming apartment boasts plenty of individual features which includes high ceilings, a feature natural brick wall in the bathroom, large sash windows and modern high quality furnishings.

Accommodation includes a front-facing, very bright & spacious living/dining room, together with a modern kitchen area to the rear with integrated appliances. There are two spacious double bedrooms, both furnished with double bed, wardrobe, & chest of drawers, and there is a feature modern bathroom with white suite and chrome fittings.

Located in this popular area in the heart of Kemp Town Village, well known for its plethora of specialist restaurants, bars and shops, is on the very doorstep and just a few hundred yards from Brighton seafront and is within easy reach of both the Marina and Brighton Town Centre.





All measurements are approximate and for display purposes only.

Council Tax Band

Energy Performance Graph

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

Call us on

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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.