



Belle Vue Gardens, BN2  
Guide Price £350,000 - £375,000

**ASTON VAUGHAN**  
Sales and Lettings

BELLE VUE COURT

EXIT ONLY

## INTRODUCING

# Belle Vue Gardens, BN2

1 Bedroom | 1 Bathroom | Share of Freehold  
883 sq ft | Close to Queen's Park and Kemptown Village

This sought after, purpose built block – with energy efficient windows – is in a great spot where local amenities include independent specialist shops, a Co-Op, chemist and a weekly farmer's market. On the prime southeast corner of a striking building on a quiet street, this spacious one bedroom apartment has turned the original second bedroom into the dining room, but should you need another bedroom it could easily be reinstated without spoiling the sophisticated finish.

Outside, the remote controlled garage has power points if you want to install a car charger and is right next to a door at the rear of the block, and guests will enjoy the main level – and impressive-secure entrance to this purpose built modernist block. Inside, the communal area is clean and cared for, and the lift delivers you to a lobby with fabulous open views at the end of which a door opens to an inner lobby making these apartments unusually quiet.

Inside, the streamlined hallway is lined with deep, floor to ceiling storage although there is also access to a secure storeroom (large enough for bikes) on the ground floor.

Sunlight streams through the elegant living and dining rooms with a broad bay to the east and windows to the south to frame glorious, panoramic views which sweep over Kemptown Village to the sea. Crisp decoration keeps the

focus on the picture perfect vista and good quality carpet is underfoot. There is plenty of scope for defining areas in which to relax or enjoy with friends, and what is currently the dining room was once a second double bedroom, which still has its own door from the hallway.

Next door, the stylish kitchen is bright and cheerful with glittering sea views, practical working surfaces and a well-planned layout. Everything flows from the central touch induction hob, grill and oven beneath a hood and don't forget there is also a laundry room.

A private, quiet retreat, the large bedroom is not directly overlooked as it soars above a mesmerising cityscape to a shimmering expanse of open water. Ready to move into with calm decoration, a whole wall of sensor lit wardrobes provide sophisticated storage solutions and there is plenty of floorspace in which to spread your wings even with a double bed in situ. Across the hall, the fabulous bathroom is a luxury refuge with a shower above the bath, whilst the hand basin has a lit cabinet above it and chic vanity unit below.





## OWNER'S THOUGHTS

"Quiet and private with glorious views come rain or shine, the location is hard to beat. There's always something to do or see here whatever your mood and it's the ideal place for friends to meet as there's plenty of space for them to mill around in and we can walk to the sea (and the beach bars). Everything you could possibly want is on the doorstep from a grocers to a hardware store and the station is easy to reach."

## LOCATION GUIDE

Shops: Kemptown Village 4 minutes on foot, The Lanes and Pavilion 15 minute walk, 5 by bus

Train Station: Brighton mainline 15-20 minutes by bus

Seafront or Park: Seafront is less than 5 minutes, Queen's Park is about a 10 minute walk

### Closest Schools:

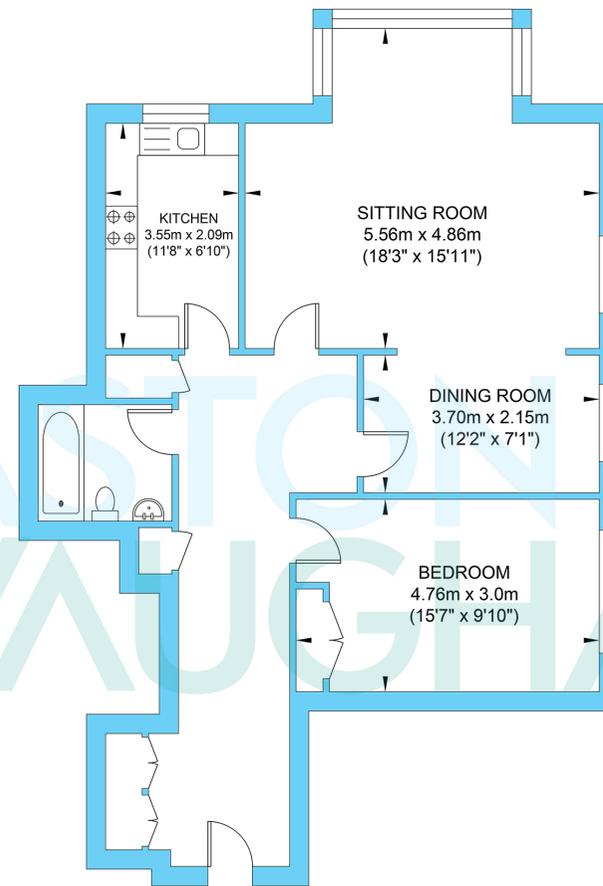
Primary: St Luke's, Queen's Park

Secondary: Varndean or Dorothy Stringer

Private: Brighton College

Between the beach bars and volleyball courts of Kemptown Village (reached by seasonal lift) and tennis courts of Queen's Park which also hosts arts events, there are local shops serving your every need. On the doorstep, the al fresco café culture of the Village also includes a Boots, Post Office and a Co-op as well as a farmer's market on Fridays. Royal Sussex County Hospital, a major healthcare facility and local landmark, is only a two-minute walk away, making it highly convenient for healthcare workers. The cinemas, waterfront restaurants and health club of the Marina are within walking distance, and the picturesque heart of the city is a scenic 15-minute seafront stroll or easy to reach by bus or by cab. Brighton College, woodland walks and access to the Downs are close by and for commuters, the station serving Gatwick and London is 15 minutes by bus and there is no waiting list for parking permit zone H.

## Belle Vue Gardens



Seventh Floor Flat  
Approximate Floor Area  
833.0 sq ft  
(77.3 sq m)

Approximate Gross Internal Area = 77.3 sq m / 833.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale