



The Courtyard, BN2  
**Asking Price £350,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



## INTRODUCING

# The Courtyard, BN2

1 Bedrooms | 1 Bathroom | 1 Reception Room  
721 sq ft | Balcony

This contemporary one-bedroom apartment is a rare gem, offering the perfect blend of modern living, privacy, and convenience. Ideal for first-time buyers, this property boasts a sunny private balcony, secure allocated parking, and access to a beautifully landscaped communal courtyard, making it a great opportunity in one of Brighton's most sought-after areas. Located just moments from the tranquil Victoria Gardens, with its trees and fountains, and within walking distance to the historic Royal Pavilion and the vibrant, eclectic North Laine, this apartment truly offers the best of city living.





The striking and contemporary building is part of an architect-led development that emphasizes sustainability and community. Residents can enjoy a spacious shared garden, landscaped with biodiversity in mind, as well as a pedestrian courtyard where you can relax and unwind. You can also enjoy these outdoor spaces from your private balcony, which is the perfect spot for al fresco entertaining or simply taking in the views. Inside, the apartment is designed with energy efficiency in mind, featuring high levels of insulation, high-performance glazing, and a Mechanical Ventilation Heat Recovery (MVHR) system. The underfloor heating and hot water are part of a communal system, further enhancing the property's green credentials.

Situated on the ground floor, this apartment is quiet and secure, providing a peaceful living environment. As you enter, you're greeted by a hallway with ample storage space. The spacious kitchen/lounge area is bathed in natural light, thanks to floor-to-ceiling glass doors that slide open to the balcony, seamlessly blending indoor and outdoor living. The kitchen is stylish and thoughtfully designed, with integrated appliances such as a touch induction hob and electric oven beneath a sleek hood. It offers various ambient lighting options, ensuring you can create the perfect atmosphere for cooking, dining, or simply relaxing.

The double bedroom is generously sized, measuring 5.01m x 3.15m (16'5" x 10'4"), offering a light and airy space that invites relaxation. The decor is calm and neutral, creating an ideal setting for restful nights. The adjacent shower room is modern and stylish, while a discreet utility area adds practicality to the space, providing convenient laundry storage.



### What's around you:

Shops: St James's Street

Train Station: 10-15 minutes by bus

Seafront or Park: Both within 5-7 minutes on foot

### Closest schools:

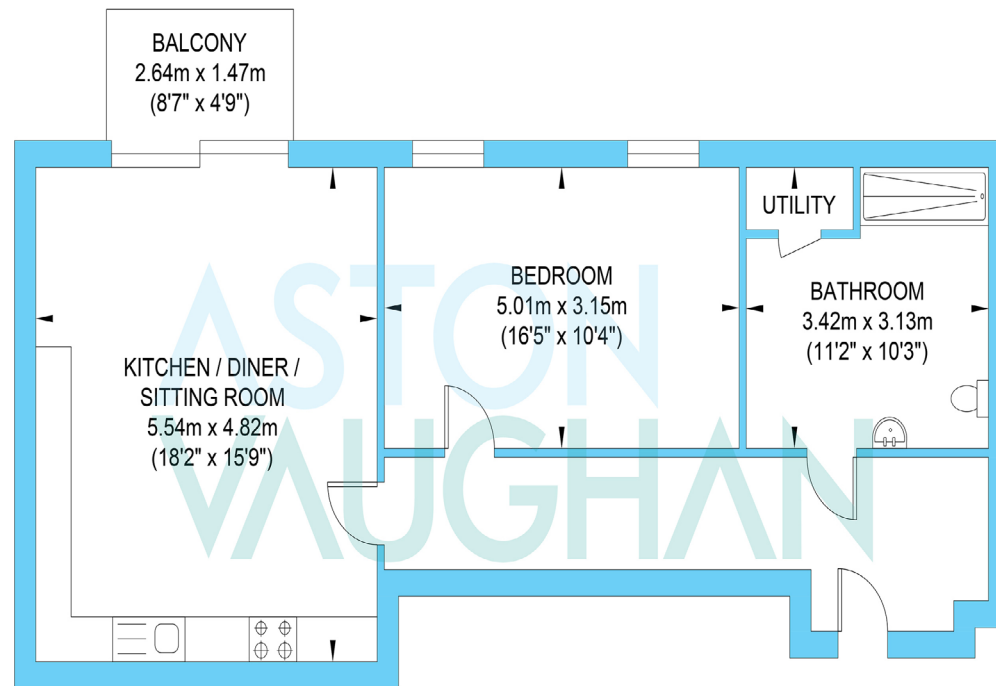
Primary: Queen's Park

Secondary: Varndean or Dorothy Stringer

Private: Brighton College, Roedean, Brighton & Hove High

This apartment is perfectly situated in a popular area with an unpretentious and laid-back vibe. The local amenities are friendly and convenient, and you're within walking distance of an array of great shopping, dining, bars, theatres, and music venues, offering something to suit every mood. The property is ideally located for students, with easy access to art colleges and universities, and is surrounded by parks and gardens that offer cool, green spaces for relaxation. These areas also host various events during the famous city festivals, adding to the vibrant community atmosphere. Additionally, the commercial districts and the heart of the city are easily accessible on foot, by bus, rental bike, or car, with the A23 and A27 just minutes away. Brighton Station offers direct services to Lewes, Gatwick, and London, making commuting a breeze.

## Circus Street



Ground Floor  
Approximate Floor Area  
721.93 sq ft  
(67.07 sq m)

Approximate Gross Internal Area = 67.07 sq m / 721.93 sq ft  
ustration for identification purposes only, measurements are approximate, not to scale.