



Northumberland Court, BN2

Asking Price £435,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Northumberland Court, BN2

2 Bedrooms | 2 Bathroom | 721 sq ft | Direct Sea Views

Tucked away from crowds of tourists between the pier and the marina on Kemptown's iconic Regency seafront with independent shops, cafés and bars on your doorstep but out of hearing, this glamorous home is within a listed, end of terrace building and the communal hallway is designed to impress.

Inside the apartment, beautiful proportions are inviting and ideal as a home or for holidays, the hall has good storage. Ahead, the sophisticated living dining room has 6.74 x 4.45m (22'1 x 14'7) to enjoy and two huge windows bathe the room with sunshine and bring in the unique seafront setting. At the heart of the apartment, the sociable kitchen has a fabulous finish with granite surfaces, a touch induction hob and oven beneath a hood, and it's good to go with an integrated fridge and plumbing for a washing machine which could stay, subject to circumstance.

At the front of the apartment the first of the double bedrooms looks out to sea, so is completely private. Ideal for guests or sharers it doesn't share a wall with the principal bedroom, and next door the luxury bathroom is lined in Travertine stone and has both bath and electric shower.

Quietly tucked away on the east side for the morning sun, the restful principal bedroom has 5.16 x 3.32m (16'11 x 10'10) to relax in. With generous proportions it is stylish with fitted floor to ceiling wardrobes and a dressing area, substantial additional storage space and the chic en-suite shower room is a welcoming refuge with a powerful Mira Advance shower.

Vendor's Comments:

"The historic terrace is beautiful and it's hard to beat this location right by the sea and with there is a great variety of local amenities at the end of the quiet one way lane to the side. We love the light and easy flow of the apartment which is very spacious and it feels very private. Living here feels like being on holiday every single day. It would suit professionals who work in the city or investors as local schools include Brighton College, it is only an 10-12 minute walk to the County Hospital with major employers, the station to Gatwick and London and the cultural heart of the city within a 10 minute radius by bus or cab."





LOCATION GUIDE

Education:

Primary: St Luke's, Queen's Park

Secondary: Varndean, Dorothy Stringer

Sixth Form: BHASVIC, Varndean, MET, BIM

Private: Brighton College, Brighton Waldorf, Roedean

Good to Know:

Opposite beaches, walk to So-Ho House & pier

St James's Street shops, cafés & bars a few mins walk

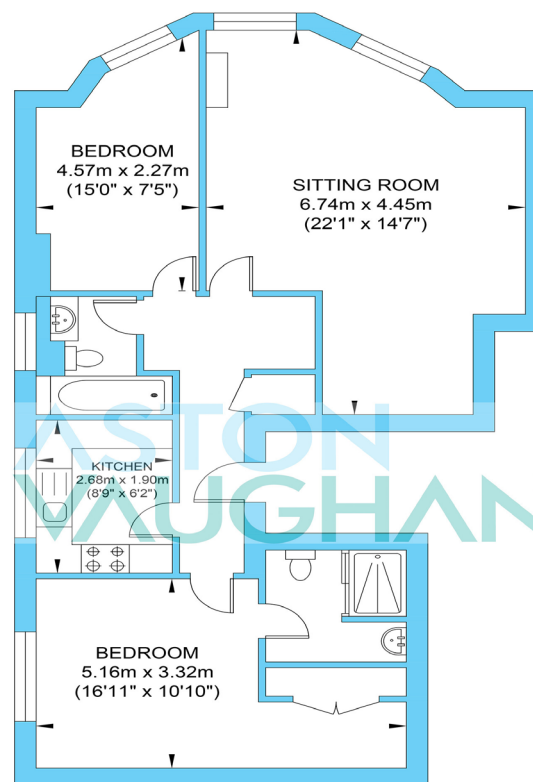
County Hospital 10-12 mins walk 3 by car

Station 15-20 mins bus, 7-10 by cab

Location Summary:

Kempton is a great place to be with a bohemian mix of cafés, shops, bars, restaurants and essentials like supermarkets and pharmacies - and it is bordered by the sea. Local beaches have amenities including a sauna spa, lido, volleyball courts, yoga centre and café/bars. Within easy reach of the international shopping, restaurants, cinemas and theatres of the historic heart of the city it is convenient for the County, General and Nuffield Hospitals, Amex, the law courts and universities as well as parks and gardens which provide open spaces, sports facilities and host arts events in city festivals.

Marine Parade



Second Floor
Approximate Floor Area
721.50 sq ft
(67.03 sq m)

Approximate Gross Internal Area = 67.03 sq m / 721.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.