

LEASEHOLD



Apartment (EPC Rating: D)

GROUND FLOOR FLAT, 19 BRISTOL ROAD, BRIGHTON, BN2 1AP

Offers In Excess Of

£235,000

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton

This two bedroom apartment with a rare south facing patio is located in the heart of Kemptown Village. Minutes away from the seafront and 5 from the Royal Sussex County Hospital on foot, Brighton Station with its direct trains to Gatwick and London is about 7 minutes by cab (15 by bus). There's a sophisticated open plan living room kitchen and both double bedrooms look over the south facing patio which is a blank canvas! The Village location boasts a weekly farmer's market and a short stroll in either direction takes you to the historic Lanes or waterfront restaurants of the Marina.

Inside, the hallway offers large amounts of storage and at the front, large windows and high ceilings make the open plan living area a light space. The kitchen is tucked away, so it doesn't dominate the whole room, and it's fully fitted with an integrated electric hob and oven beneath a hood, and space for a tall fridge freezer.

A chic shower room is a classic black and white, and next door, the principal bedroom faces onto the quiet rear patio and has fitted wardrobes. Along the hallway, you have under stairs storage and at the end of the hall, the guest room is private and peaceful opening out onto the south facing patio which makes it light and airy. Perfect for home working too.

Outside, the brick paved patio is a blank canvas and with space to entertain – and this location is ideal for friends to gather here before a day on the beach or walking down to explore the city.

EPC: D

Council Tax: A

Owner's secret:

This location offers a bit of everything - clubs, beaches, restaurants, theatres, and the waterfront Lido. Queen's Park is just a short walk perfect for jogging and dog walking. Kemptown is great for relaxing or socializing, making it a popular meeting spot before or after exploring the city.

Good to know:

Shops: Local is 1 minute away, The Lanes 10-15 minutes to walk, 5ish by taxi.

Train Station: Brighton 15 by bus

Seafront or Park: Seafront 3 mins on foot, Queen's

Park 3 mins by car, 8 on foot

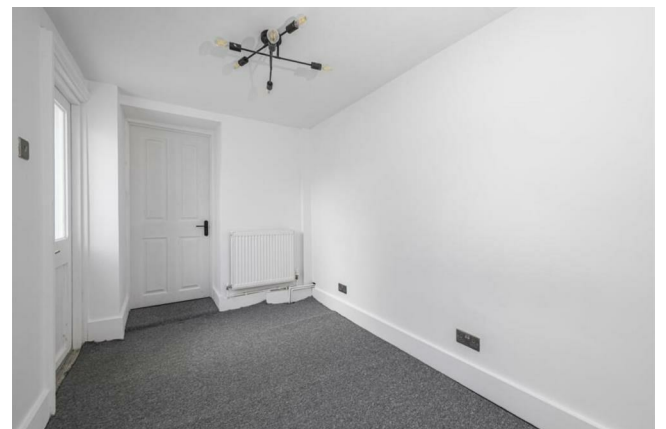
Closest schools:

Primary: St Luke's, Queen's Park, St Mark's.

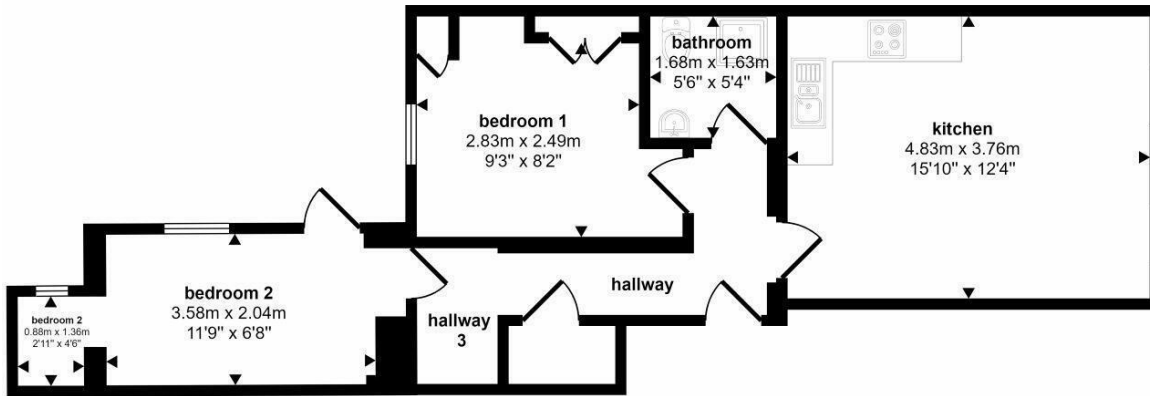
Secondary: Varndean or Dorothy Stringer.

Private: Brighton College, Brighton Steiner, Brighton and Hove High.

Kemptown Village is quintessential Brighton, bordered by beaches, beach bars, volleyball courts, and a new Lido. Known for its outdoor lifestyle, it has independent shops, a farmer's market, a co-op, post office, and chemist. Kemptown also hosts hospitals, good schools like Brighton College, law centers, Amex, a horse racing course, and waterfront restaurants at the Marina. Theatres and the Lanes in central Brighton are a 15-20 minute walk along the seafront or via St James' Street, which hosts Pride. Buses cover Brighton & Hove, and Brighton train station offers quick links to Gatwick and London. The A23/27 and coast road are also easily accessible by car.



Approx Gross Internal Area
51 sq m / 545 sq ft



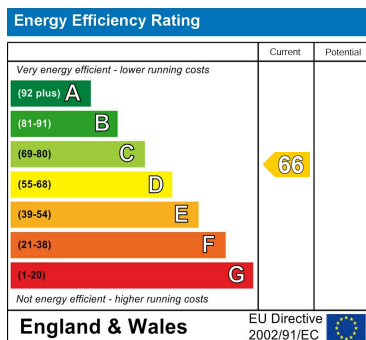
Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Council Tax Band

D

Energy Performance Graph



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