



Seymour House, BN2

Guide Price £475,000-£495,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Seymour House, BN2

2 Bedroom | 2 Bathroom | 1098 sq ft | 2 Balconies | Sea Views

Private Parking | Share of Freehold

Elevated on the first floor of Seymour House, it is part of a luxury apartment complex built to sit in keeping with its Regency neighbours. Sitting just off the seafront, this apartment also benefits from oblique sea views from its easterly balcony and garden-square views to the west.

Entering the communal ways, they are well-maintained with a lift or stairs to your floor. Stepping inside the apartment, it is clearly a beautiful home designed by those with an eye for colourful interior design. Many Mid-Century features have been retained, then blended with contemporary colour and style to create a balanced home ready for both entertaining and relaxation.

Along the hall, the kitchen is particularly spacious with some original tile features and a wealth of storage solutions alongside integrated ovens, a dishwasher and a gas hob. Space and plumbing have been left for a washing machine and a tall fridge

freezer – and while everything is in immaculate condition and working order, the scope to modernise further to add value or put your own stamp on the place is huge.

Spanning the easterly side of the apartment, the living and dining room is an elegant space with a high ceiling and dual aspect windows and a door leading out to the balcony. It is possible to sit outside during summer for drinks and dining alfresco, looking down towards the sea, then when the weather cools, there is ample space indoors for formal dinner parties or relaxation on sumptuous furnishings. Oak floors and calico cream walls offer a blank canvas for new owners who can move straight in without changing a thing if need be.

Outside, the property sits in a gated community, benefitting from beautifully maintained communal gardens, 2 private parking permits and bike storage. There is also the option to rent private garages to the rear of the property.





Both double bedrooms sit on the westerly side of the apartment; equal in size and both enjoying a full wall of wardrobes and a stylish palette. The principal room also benefits from an original retro bathroom with powder pink sanitaryware and a corner bath for complete relaxation at the end of the working week. Bedroom two has easy access to the second bathroom, also with a bathtub and the same original styling.





Seymour Square

Vendor's Comments:

"We have loved living in this flat and will be so sad to leave. The flat is particularly spacious and quiet for its central location, so close to the seafront and vibrant culture. We've loved being able to pop down to the beach and Sea Lanes for the outdoor gym, swimming pool and bar but it's also such a treat to have our own outdoor space for summer evenings on the balcony and communal gardens. We have 2 private parking permits, which is another huge plus when living in Kempdown!"

Education:

Primary: Queens Park Primary School

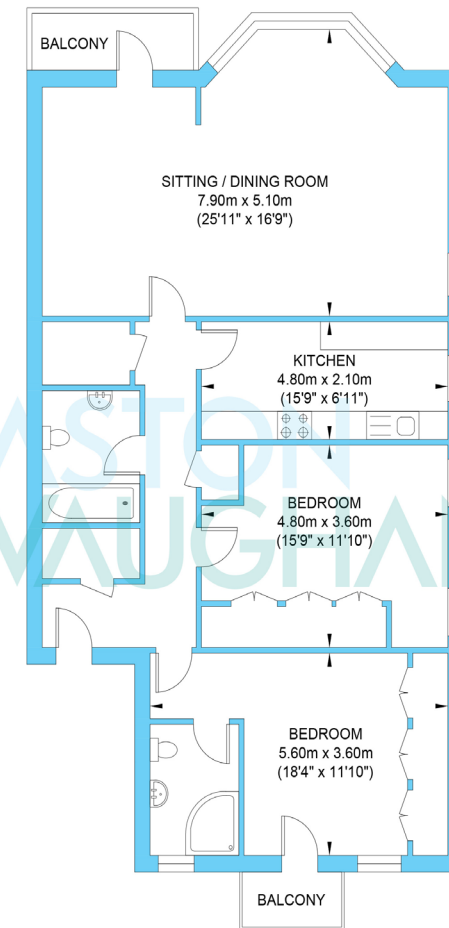
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep, Montessori School

Good to Know:

During the 19th century, Brighton's coastline was wonderfully transformed from a quiet fishing village, to one of the most fashionable and wealthy towns in the country. From the early 1820s, uniquely beautiful townhouses began lining the seafront, with their intricate architectural features. They have put Brighton on the map as one of the most sought-after places to live outside London, with the fresh sea air and the diverse and artistic culture surrounding them, a welcome bonus.

This generous apartment is just seconds from the seafront but nicely tucked away from the main road. Just minutes from the fashionable Kemp Town Village with its eclectic shops, cafes and bars, the theatres and Lanes are also just a short walk. The lush green spaces of Queens Park are within easy reach and there are regular buses to the mainline station with its excellent links to Gatwick and London.



First Plan
Approximate Floor Area
1098.0 sq ft
(102.0 sq m)

Approximate Gross Internal Area = 102.0 sq m / 1098.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.