



St James Avenue, BN2
Offers Over £300,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

St James Street, BN

1 Bedroom | 1 Bathroom | 1 Reception Room | 617 sq ft |

Peacefully positioned on Kemp Town's only tree-lined avenue, this generous, one-bedroom apartment sits in a highly sought-after location with the beach, city centre and Kemp Town Village on its doorstep.

Unique within Kemp Town, St. James' Avenue is lined with maple trees and characterised by substantial Victorian homes such as this one. Elevated on the top floor, this one-bedroom apartment benefits from far-reaching views, natural light and complete tranquillity with no neighbours above it. The house is quintessentially Victorian giving the apartment generous proportions, high ceilings and wide bay windows to fill it with natural light from east to west.

The front door to the flat opens from the first-floor communal hallway to an internal staircase and galleried landing which adds to the feeling of space and provides an area for working from home, enjoying the views to the rear via a stairwell window. Stepping inside, the eye is immediately drawn to the front of the house where the open plan living room and

kitchen spans across, offering a vast amount of space for socialising, relaxing and formal dining within the bay, watching the world go by below you. An open fire warms the space beautifully during winter, while in summer, natural light bathes the room from the east. A clever use of colour adds interest to the space, while wood flooring is both practical and stylish. Within the kitchen, gloss cabinetry provides plenty of storage alongside space for a freestanding washing machine, fridge freezer and cooker which may be available by separate negotiation.

Looking out to the rear of the building with a westerly aspect, the bedroom is a fine size double room with ample space for a king size bed while the alcoves have been purposed for clothes storage using fitted clothes rails with space below for a chest of drawers. Nearby, the bathroom is classic in white, so you can add a pop of colour with toiletries and towels.





Vendor's Comments:

"I have loved living here; in the heart of Kemptown, and in this flat. I have enjoyed creating a homely space to relax and entertain in, and I particularly cherish the tranquillity and natural light for a flat so close to the city centre. You also can't beat living so close to the beach in the summer – I will miss it here."

Education:

Primary: Queens Park Primary, Middle Street Primary

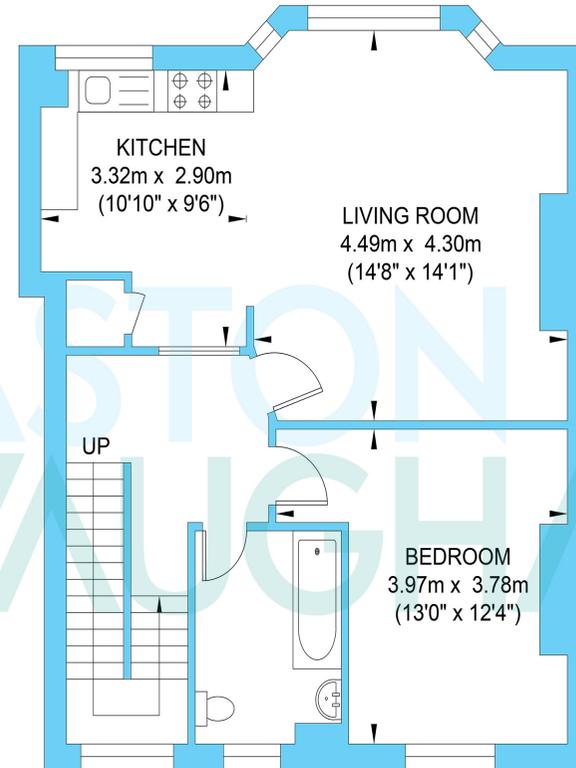
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep, Montessori School

Good to Know:

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this period property. The beach is opposite, and it is just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinema, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It is also close to several bus routes serving the city centre, coast and Brighton Station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far, and permit zone C has no waiting list.

St James's Avenue



Approximate Floor Area

617.95 sq ft

(57.41 sq m)

Approx. Gross Internal Floor Area = 57.41 sq m / 617.95 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.