



Eaton Quarters, BN2

Guide Price £400,000 - £425,000

ASTON
VAUGHAN

INTRODUCING

Eaton Quarters, BN2

2 Bedrooms | 1 Bathroom | 1 Reception Room
584 Sq Ft | Ground Floor Apartment With Garden

Tucked away off Kemptown Seafront, yet conveniently close to the amenities within the 'village' this two-bedroom apartment is ideally located to enjoy everything this vibrant coastal city has to offer. Formed from the entire ground floor of an elegant Victorian townhouse, it bears the generous proportions of the era with high ceilings and wide bay sash windows. Having recently undergone extensive renovations, it has been brought back to its former glory, reinstating period features and renewing the workings of the building to ensure it lasts for many more years to come. The interior design is immaculate, where only the finest fittings and finishes have been used to create versatile and stylish spaces for relaxation and entertaining in style, leading out to a generous, east facing rear garden.

The entire building has been converted and renovated in recent months with the exterior being a fine indicator for the quality finish to be found inside. Classically Victorian, its architectural features sit picked out in white against a sage façade, bathed in natural light from the west.

This property is formed from the entire raised ground floor, so it is elevated slightly from the street, giving it privacy from within. A glossy black front door opens to the communal hallway which has also been redecorated, creating a welcoming space to return home to each day.





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Stepping inside the flat, it feels immediately light and airy with natural light streaming in along the corridor from the principal bedroom to the left. It is clearly a beautifully renovated property, using light calico and stone tones for the walls, paired with pale engineered oak floors and white woodwork features. This classic palette ideally suits all styles of furnishing and works together with the warmer metallic accents found within the wall sockets and fittings within the kitchen and bathroom.

A generous double, the principal bedroom feels peaceful looking out to mature trees lining the road. Classic cornicing and wall panelling has been reinstated for character, and even with a king size bed, the carpeted floor space is not compromised.

Nearby, the bathroom has a modern take on a period scheme using marbled brick wall tiles around a traditional rainfall shower and a marble topped washstand and basin. Gold accents bring modern style to the space to include a contemporary towel rail and a rich heritage green for the walls.

At the end of the hall, the open plan living room and kitchen are naturally light and airy with sliding patio doors opening to the garden which becomes a wonderful extension of the home during the warmer seasons, more than doubling the entertaining space. There is ample space, both inside and out, for formal dining, soirees and relaxed seating, alongside the kitchen which comes fitted with integrated appliances, so you can move straight in with relative ease. Shaker cabinetry feels stylish in teal, and once again, wall panelling has been added and the immaculate aesthetic continues in here.

Outside, the original flint and brick walls have been retained below contemporary batten fencing which adds privacy to the space. For a city garden it is particularly spacious and perfectly low maintenance with shingle flooring as a nod to the seaside location.

Bedroom two sits peacefully to the rear of the flat with a tall sash window looking out to the garden creating a lovely backdrop to the space. It is another double room, ideal as a bedroom or as a tranquil study or office for one or two people working from home.







Vendor's Comments:

"These are magnificent buildings with an air of grandeur and a sense of occasion which few others bring. It has been a real joy to breathe new life into these apartments to ensure their heritage and character remains to be enjoyed for many more years."

Education:

Primary: Queens Park Primary School, St Luke's Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep, Montessori School

During the 19th century, Brighton's coastline was transformed from a quiet fishing village, to one of the most fashionable and wealthy towns in the country. From the early 1820s and throughout the Victorian era, these uniquely beautiful townhouses began lining the seafront and now 200 years later they remain just as popular.

The relaxed café culture of Kemp Town Village is just moments around the corner from these apartments which are within walking distance of The Amex Business Centre, Law Courts and the RSC Hospital as well as the historic heart of the city. Brighton Station is 25 minutes on foot or a short bus ride away with its fast service to Gatwick and London, and there's not waiting list for this parking zone. They would make hugely successful rental properties for investors, or would appeal to down sizers and professionals looking to live the quintessential Brighton lifestyle by the sea (which is visible at the bottom of the road).



Eaton Place



Ground Floor Flat
Approximate Floor Area
584.58 sq ft
(54.31 sq m)

Approximate Gross Internal Area = 54.31 sq m / 584.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

