



Bowring Way, BN2
£235,000

ASTON
VAUGHAN

INTRODUCING

Bowring Way, BN2

2 Bedrooms | 1 Bathrooms | 1 Large Open Living Room
684 Sq Ft | Private east-facing balcony | On-site Parking

Offering huge investment potential to both home seekers and landlords alike, this two-bedroom apartment sits in a popular location just a few minutes' walk from both Kemp Town Village and the beach. It sits elevated slightly on the first floor of a purpose-built development, giving it generous proportions and ample glazing which frames views over the local green landscape from its private, east-facing balcony. It also boasts an on-site parking space—ideal in this part of the city where parking comes at a premium.

For somewhere so central, the developments of Donald Hall Road and Bowring Way sit surrounded by mature trees and greenery, bringing colour while softening the clean lines of the buildings here. This apartment sits within a tall building on the northerly slope above Kemptown, giving it open views to the south and east. As a first-floor apartment, it is easy to access with parking also close by. Stepping inside, it feels spacious and light with a neutral décor throughout its rooms which benefit from double glazing. Many Mid-century features remain within the fireplaces and ironwork balcony which can be incorporated into the overall aesthetic, yet the scope is huge to add your own style, adding value in every room.





Within the living room, a wall of glazing frames views over the local playing fields, framed by trees and wildlife, creating a lovely backdrop to the space. You can sit out on the balcony in the morning sunshine during high season, or at any time of year as it is covered. Inside, there is ample room for comfortable sofas alongside a dining table and chairs, with the kitchen conveniently opposite across the hall.

Fitted more recently, the kitchen is smart in white with plenty of storage and an integrated oven with gas hob. Space has been left for a fridge and a washing machine, both of which may be available by separate negotiation.

Both bedrooms have soft carpet underfoot, double glazing and built-in wardrobes to maximise their floor space. The bathroom nearby is simply designed in white with an electric shower over the bath and a separate WC next door. It may be possible to knock these rooms through to redesign the bathroom in one larger space, and the potential is also there to replace the electric heating with a modern system – all food for thought as these would add value.







Vendors' Comments:

"These are great flats for rentals as the location is excellent, and parking is a huge bonus so close to the city centre. With two bedrooms it is also ideal for small families and while there is potential for home improvements, the entire flat is in fine condition, so you can move straight in without changing a thing too."

Education:

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

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

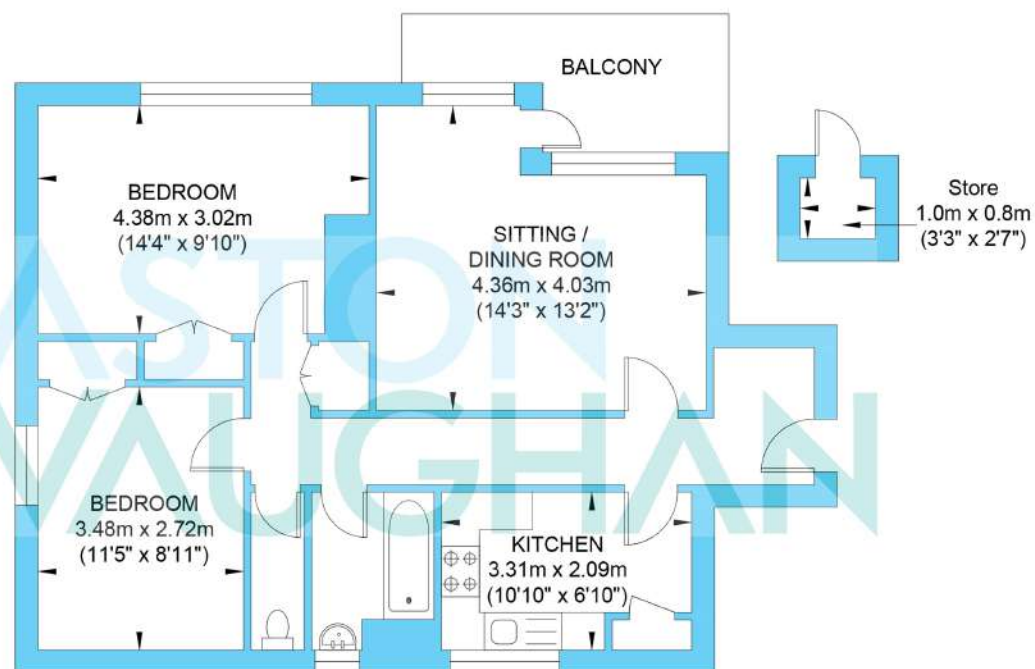
Private: Brighton College and Prep. Roedean

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 which are an easy walk from this unique home. The beach is a short walk from here, now hosting Sea Lanes outdoor swimming pool and nearby is Soho House's 'Brighton Beach House' and it's 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, cinemas, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's 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 this flat comes with parking!



Bowring Way



First Floor
Approximate Floor Area
684.15 sq ft
(63.56 sq m)

Approximate Gross Internal Area (Excluding Garage) = 63.56 sq m / 684.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.