



Union Street, BN1

£475,000-£495,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Union Street, BN1

2 Bedrooms | 2 Bathrooms | 1 Open Reception Room
821 sq ft | East facing private balcony | Large, private storage space on the ground floor

Set in the cultural heart of Brighton, just a few minutes from Brighton Station, close to the fashionable North Laine; this deceptively spacious and stylish two-bedroom Regency apartment sits in a prestigious location, ready to enjoy the quintessential Brighton lifestyle by the sea.

It was fully refurbished in 2019 to exacting standards using only the finest fixtures, fittings and workmanship. Designed by Tsarista, the interior decoration is on trend, streamlined and contemporary – feeling timeless so you can move straight in without changing a thing.

It sits above a commercial premises within Union Street, looking out over exquisite period architecture, chic shops and exciting restaurants to be enjoyed on your doorstep. Stepping in to the communal corridor, wide carpeted stairs rise to the first floor and the door to this apartment. home. westerly wall, looking obliquely down Ship Street to the sea. Limed oak floorboards flow throughout the space paired with immaculate white walls and high ceilings lit by recessed and LED soft spotlights. There is ample space for relaxation on generous furnishings, and for formal dining alongside the kitchen or at the pendant lit, stone topped central island. Chic dove-grey handle free cabinetry comes fitted with Siemens appliances to include a touch induction hob, combi and fan ovens, fridge, freezer.

From here, a door opens to the east facing balcony with a patio for alfresco dining and lighting in place for when the sun has set. It is not overlooked is a fine size for small gatherings.

The impressive principal bedroom is luxuriously spacious offering complete relaxation at the end of the day. It also enjoys a gloriously wide bay window looking out over the local landscape to include the historic Trinity Chapel, now an art centre. The luxury en suite shower room has under floor heating, a high-end Grohe double head shower system, a sleek hand basin which rests on storage and there is a heated rail for towels.

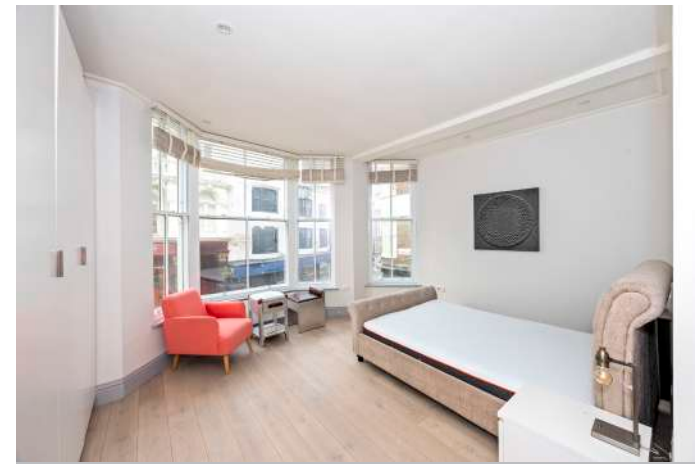
Next door, the guest bedroom is also larger than most with views over the characterful pedestrian cobbled lane. Fitted wardrobes maximise the floor space which allows for a king size bed and freestanding bedroom furnishings.

Close by, the contemporary bathroom wouldn't look out of place in a glossy magazine with Moroccan inspired tiles, dual head shower above the double ended bath, a shaving point, underfloor heating for toes and a heated wall rail for towels.

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OWNERS' THOUGHTS

"This has been an incredible investment for us over the last few years as a successful holiday let. It has been expertly maintained in this time, so it is ready to move into, and the original quality of the renovation ensures it is set to last for many years to come. There is a fantastic energy to this part of the city, with so much to enjoy nearby; the beach on your doorstep and some exceptional restaurants and wine bars to explore. Whether you are looking to invest or live in complete luxury and comfort in the best location – this is the place to be."

Education:

Primary: Middle Street Primary

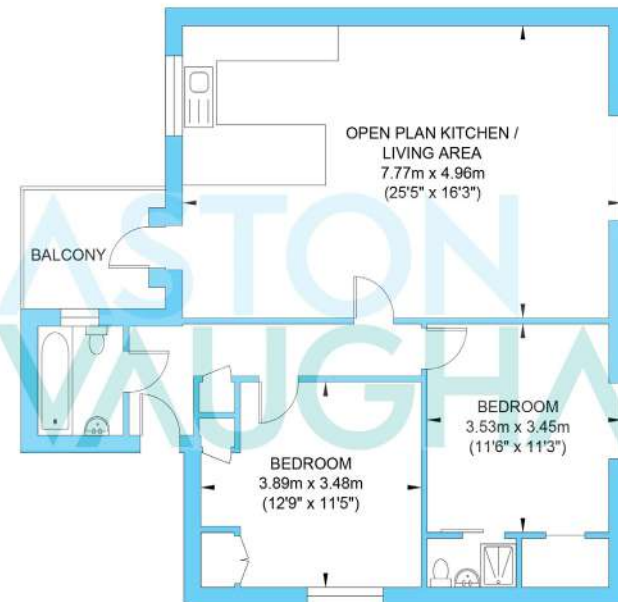
Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Lancing College Prep, Roedean

Good to Know:

With North Laine neighbours and The Royal Pavilion and Brighton Beach on your doorstep, you could not be better placed to experience the quintessential Brighton lifestyle. This beautiful and unique Regency conversion apartment is situated in a popular area with the city centre shops, theatres, museums and parks within easy reach. Brighton Station with its regular, fast links along the South Coast and to the universities, airports and London is just 5-minutes on foot, while just 2-minute's away, the bus network is akin to the London Underground – taking you throughout the city and beyond and the cycle paths are excellent from here (plus this flat comes with a large store room on the ground floor ideal for bike storage). With several 'outstanding' schools in catchment, this is the ideal home for families, investors, commuters and professional sharers alike!

Union Street



Floor Plan
Approximate Floor Area
821.0 sq ft
(76.3 sq m)

Approximate Gross Internal Area = 76.3 sq m / 821.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.