



Grand Parade, BN2
Offers in Excess of £350,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Grand Parade, BN2

2 Bedrooms | 1 Reception Room | 2 Bathrooms | 830 sq ft |

Blending the charm of Brighton's historic heart with the ease of modern living, the apartments at Royal View offer a unique opportunity to experience the best of both worlds. With stunning views of Brighton's most famous landmark, the Royal Pavilion, and a central location that places you just moments from the station, cultural attractions, and the beach, this is city living at its finest.

This newly refurbished two-bedroom, two-bathroom apartment occupies an elevated position on the second floor, facing west and boasting a private balcony. Its generous layout provides a perfect setting for both relaxing and entertaining, offering an ideal space for professionals, families, or those seeking a stylish urban retreat.

The apartment features two large double bedrooms, both with built-in storage, offering ample space for double-beds. These rooms are bathed in natural light from expansive windows, ensuring a bright and airy atmosphere. The master bedroom benefits from an en-suite shower room, while the main bathroom features a shower-over-bath. Both bathrooms are sleek and modern, with crisp white tiles and high-quality fixtures.

The open-plan living and kitchen space flows effortlessly, though the kitchen is neatly tucked away, providing convenience without sacrificing style. Contemporary white cabinetry, dark laminate countertops, and fully integrated appliances make this space perfect for everyday living.

The spacious living room offers plenty of room for both lounge and dining furnishings, ideal for hosting friends and family. Glazed doors open to a private balcony, where you can unwind with uninterrupted views of the Pavilion Gardens. Here, the Royal Pavilion's distinctive minarets and domes peek through the trees, and in the evenings, the illuminated Pavilion creates a magical backdrop. Whether you're enjoying a summer sunset or simply watching the world go by, this balcony is the perfect spot to relax and soak in the vibrant energy of Brighton.

Just steps away from the lively North Laine district, with its eclectic mix of cafes, boutiques, bars, and independent shops, this apartment is ideally located to enjoy the city's dynamic lifestyle. The beach is only a short stroll away, and with excellent transport links, including Brighton Station, you'll have everything you need right on your doorstep.

The communal areas of Royal View add to the sense of charm, with contemporary tiled floors and locally inspired artworks creating a welcoming environment. A recently renovated lift transports you to your front door, where a generous entrance hall leads to the bright and airy interior.

With its prime location, spacious design, and incredible views, this apartment offers an enviable lifestyle in one of Brighton's most desirable locations. Whether you're looking for a comfortable home, a stylish city retreat, or a fantastic investment opportunity, this property is a true gem waiting to be discovered.





Education:

Primary: Middle Street Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

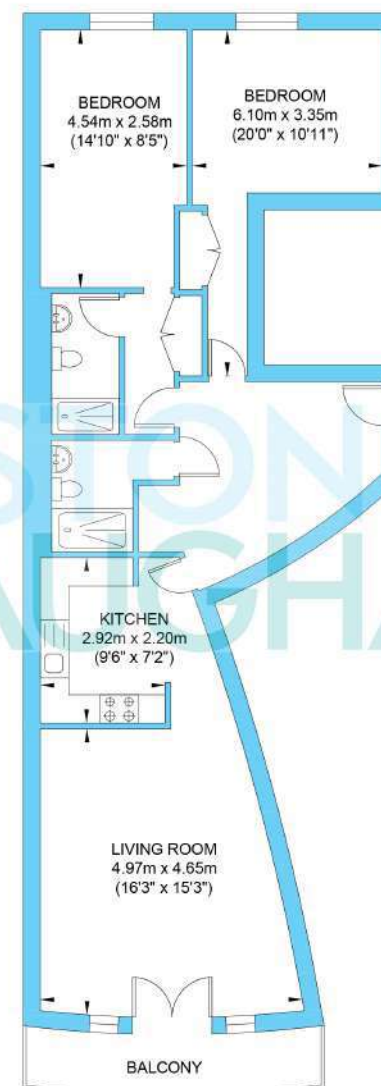
Private: Brighton College and Prep, Lancing College and Prep, Roedean

Good to Know:

This is a superb apartment in the cultural, historic and social centre of the city. It offers a wonderful perspective over Brighton City Centre and the Royal Pavilion: the city's greatest landmark. There is a fantastic energy to this area which appeals to so many people, looking to experience the true Brighton lifestyle by the sea.

In addition, the city centre shops, and the beach are nearby, alongside theatres, museums and parks. This spacious home also offers easy access to Brighton Station with its regular, fast links along the South Coast and to both universities, airports and London. Outside your door, the bus network is akin to the London Underground – taking you throughout the city and beyond, and the cycle paths are excellent from here.

Parking permits are available as are day permits, but there may be a waiting list.



Second Floor
Approximate Floor Area
830.22 sq ft
(77.13 sq m)