



# Avalon, Brighton

Guide price £500,000 - £550,000



## Property highlights

- Fourth-floor penthouse apartment
- Triple-aspect open-plan kitchen/living room with doors leading to the roof terrace
- Secure underground allocated car parking space
- Within walking distance of Brighton Station
- South-facing roof terrace with sea views
- Two bedrooms with built-in wardrobes and access to the terrace
- Excellent central location in the heart of Brighton
- No onward chain



Guide Price: £500,000 – £550,000. Spacious two-bedroom penthouse apartment in the sought-after Avalon development in Brighton's city centre. The accommodation is accessed via a lift, has a designated underground parking space, and a roof terrace with stunning sea views.

#### The Property

Located on the fourth floor, and accessed via a lift, is this spacious penthouse apartment. Through the front door, you enter into a hallway, with a storage cupboard, which leads you through to the open-plan kitchen/living room. Bathed in light, this is a fantastic space to relax or entertain friends and family. A blue modern kitchen, with plenty of storage cupboards, occupies a corner of the room, and the rest is free to reimagine into a dining and living space.

The true magic of this apartment lies beyond. Slide open the expansive glass doors and let the outside in. A breathtaking roof terrace, nearly doubling the living space, becomes an extension of your living room. Here, summer evenings can be spent watching the world go by below or daydreaming as you stare at the sea.

This isn't just an apartment, it's a lifestyle. Two spacious bedrooms, each with built-in wardrobes and private access to the terrace, offer a tranquil escape. The master suite pampers you with a luxurious en-suite shower room, while a separate bathroom provides added convenience.

No need to battle for a parking spot in Brighton's bustling centre. This residence comes with a designated space in a secure underground car park, a rare gem in the city's heart.

#### The Area

Avalon is located in the heart of Brighton, seconds away from Brighton Beach with its cafes, bars, restaurants, boutique art shops, and sports facilities. Situated between the piers, and a stone's throw away from Churchill Square shopping mall and the Lanes, you couldn't be more in the centre of town if you tried. To the west of the apartment is Hove - which offers an alternative destination for shopping or meals out, and to the east is the historic village of Rottingdean with its pretty duck pond and nature walks.

## Transport Links

Avalon is located in the centre of Brighton, with good transport links to all parts of the city and beyond. The building is located seconds away from the A259 coast road which runs along the seafront towards Rottingdean and Saltdean in the east and Worthing in the west. Buses to all parts of the city can be accessed outside Churchill Square shopping centre a three-minute walk away. The A27, which connects Brighton and Hove to the villages north of the city can be reached by car in just fourteen minutes.

## Information

Leasehold

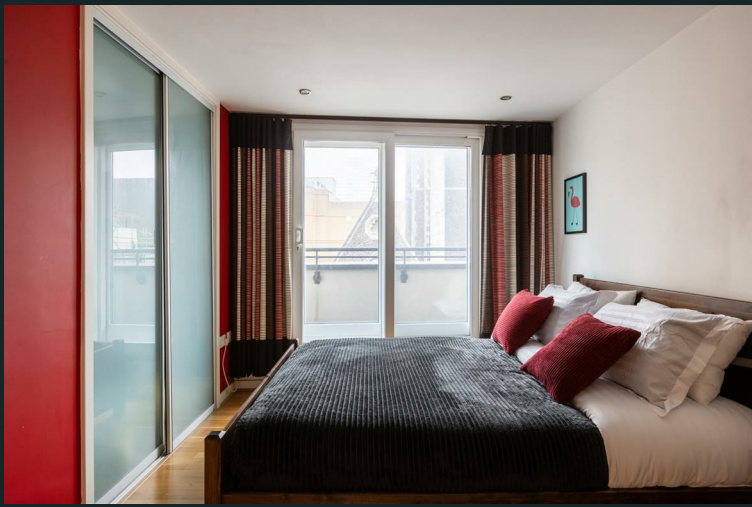
Length of Lease: 107 years remaining

Service Charge: £3,800 per annum

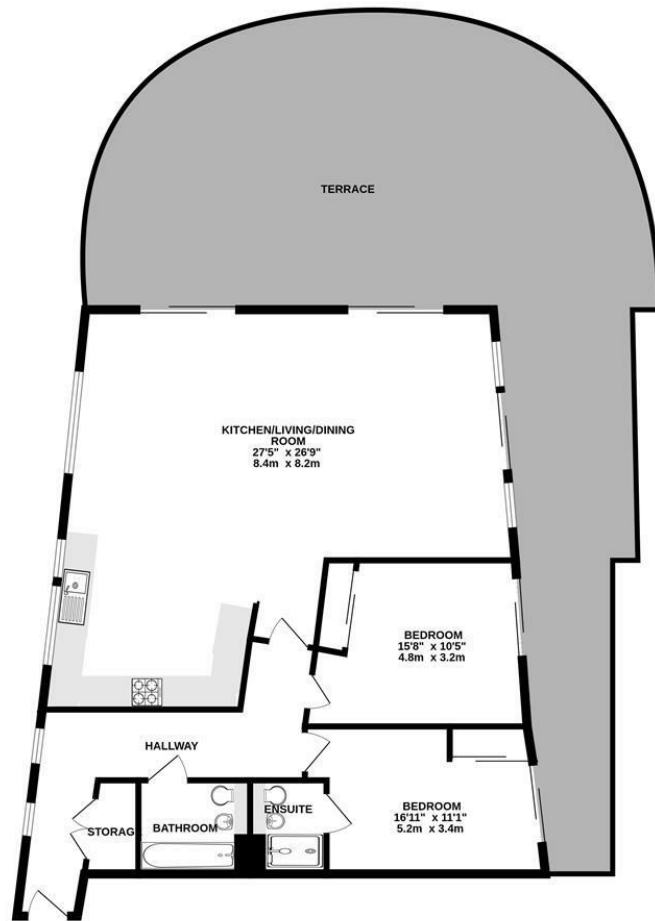
Car Park Additional Charge: £500 per annum (approx)

Council Tax Band: F





FOURTH FLOOR



TOTAL FLOOR AREA: 1098sq.ft. (102.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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01273 670253  
hello@numbertwentyfour.co.uk  
numbertwentyfour.co.uk

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