

# Paul Bott & Co



- Fantastic Two Bedroom Apartment
- Raised Ground Floor
- Popular Eaton Place Location
- Two Double Bedrooms

40a Eaton Place, Brighton, BN2 1EG

A gorgeous, two bedroom, raised ground floor apartment, located on Eaton Place in Kemptown. Benefitting from two double bedrooms, two bathrooms and a large lounge/kitchen.

Offers In Region Of £325,000





## Property Description

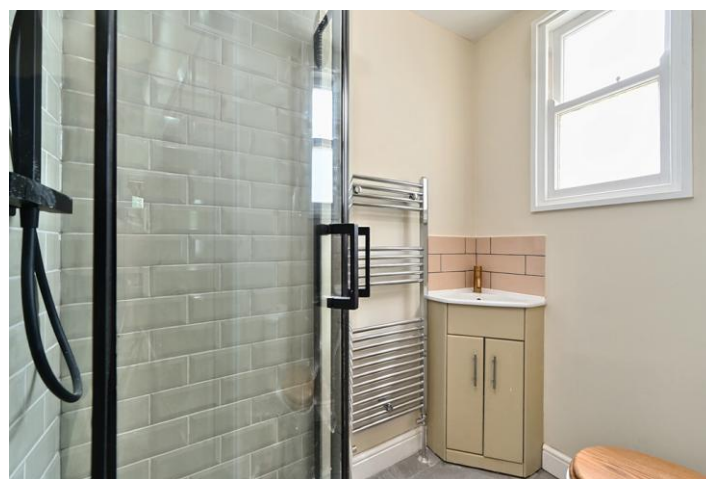
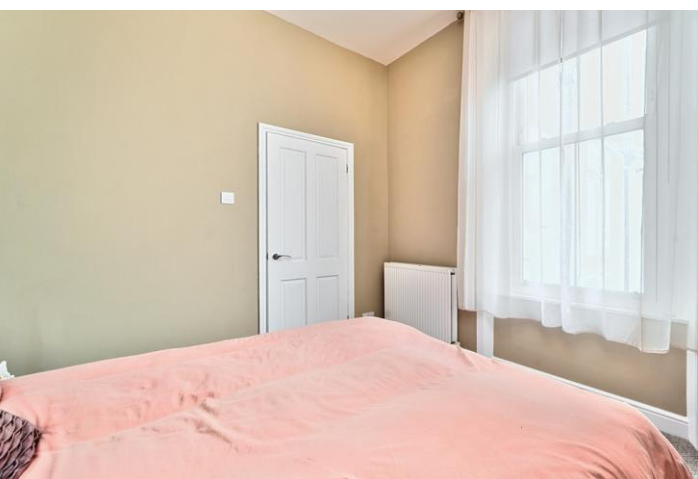
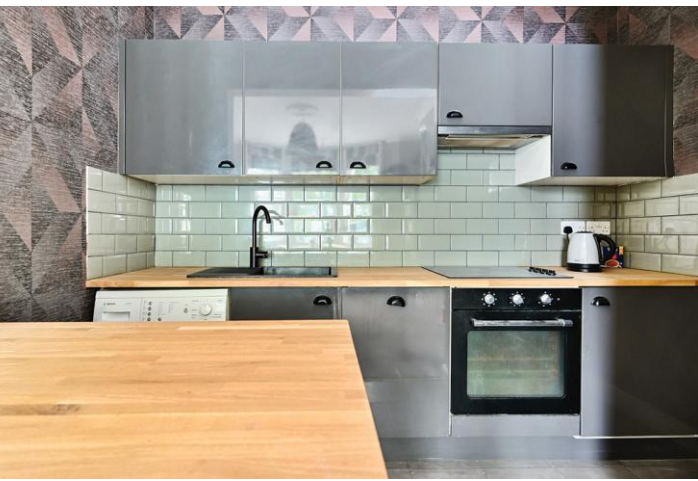
Access via steps leading to the communal entrance. Entering the property, you are met by a hall space leading from the lounge to the back of the apartment. To your right, a beautiful, bright and airy lounge space, modernised and decorated to a high standard, with good quality panelling throughout the space. A large bay at the front offers sash windows and a westerly aspect, with space for a dining table and chairs. The kitchen is situated to the back of the lounge space. Modern and fully fitted, the kitchen offers built-in appliances, a washing machine, fan assisted oven with accompanying electric hob, as well as a breakfast bar with space for stools.

The two bedrooms are well proportioned doubles. The master is an excellent space, with room for a double bed and furniture items, with a door leading into a beautiful ensuite, with a large bath, wash basin and modern tiling throughout. The Second bedroom is again very well sized, with a wood effect feature wall to the rear, space for a double bed and furniture items. The property also benefits from a primary shower room, with walk in shower, W/C and wash basin and accompanying heated towel rail.

The location of this property is excellent. Eaton Place remains an incredibly sought after area, with the sea visible at the end of the street and easy access to both Kemptown Village with its array of independent shops, bars and restaurants, as well as being within minutes' walk of the beach. Kemptown seafront is undergoing a wonderful restoration, with the recent addition of the outdoor swimming lanes, beach gym and outdoor bar. As a first-time purchase, this is an excellent option. It would also make an ideal second home, with Soho House and the city centre being close by. Brighton College is also a short walk away, as is the Royal Sussex County Hospital.

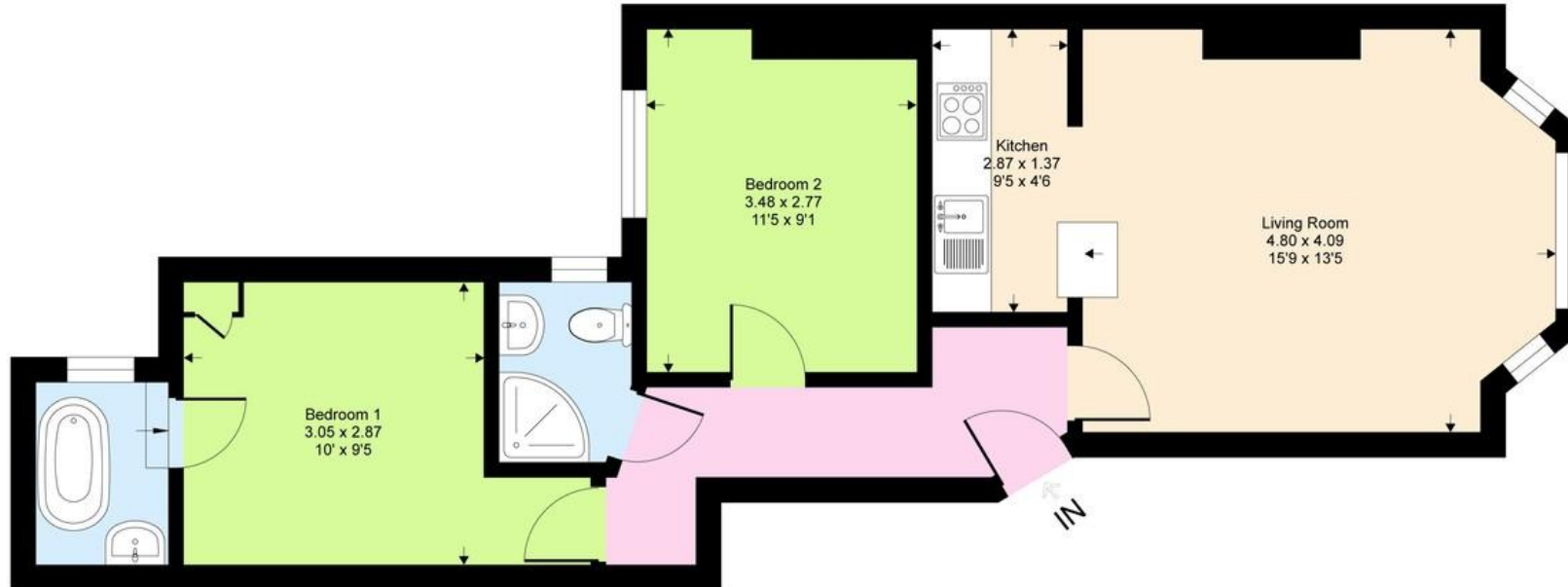






## Eaton Place, BN2

Approximate Gross Internal Area = 54.9 sq m / 591 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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