

Paul Bott & Co



- Outstanding Two Bedroom Apartment
- High Standard Finish Throughout
- Recently Re-Renovated Throughout

12 Carn Court, North Drive, Brighton, BN2 0HR

£350,000

Located at the north end of Queens Park, this two-bedroom apartment is set within a sought-after purpose-built block and has been renovated to an incredibly high standard. With every inch of the property having been meticulously thought through, the property offers two large double bedrooms, a fantastic lounge, separate kitchen, family bathroom and separate WC, as well as allocated parking, in a location which offers direct access to the revered Queens Park, as well as falling within the catchment for St Lukes Primary School.



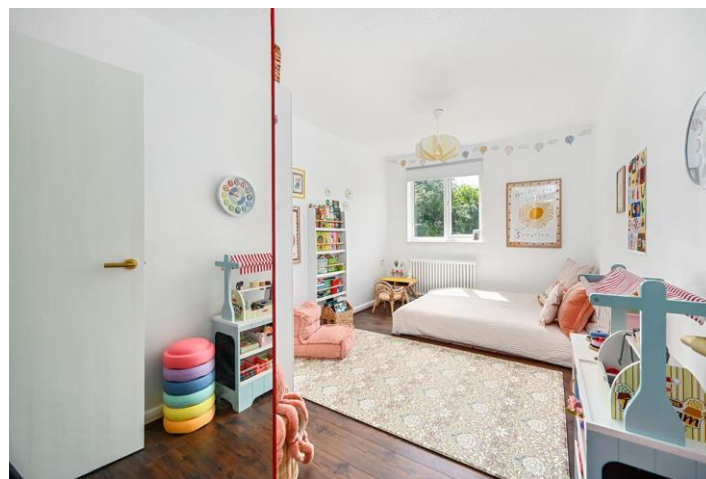
Property Description

The apartment is located on the first floor and access is offered via communal entry. You lead into a long hallway that runs the length of the apartment and to the far end you come through into a beautifully bright lounge. Large enough for sofas, furniture and dining table, the lounge offers both east and south aspect windows, double glazed and recently replaced, allowing for beautiful morning sunlight. Dark wooden flooring runs underfoot, and space has been finished with neutral tones that reflect the natural sunlight perfectly. The kitchen leads off with the same wooden flooring underfoot, as well as a further south aspect window, with views across to Queens Park. The kitchen has been finished to an incredibly high standard, with a modern fitted kitchen bearing an abundance of storage, a quartz style worktop paired with a stylish drop sink, as well as induction hob, fan assist oven, wine fridge, washing machine and spaces for a dishwasher and free-standing fridge freezer.

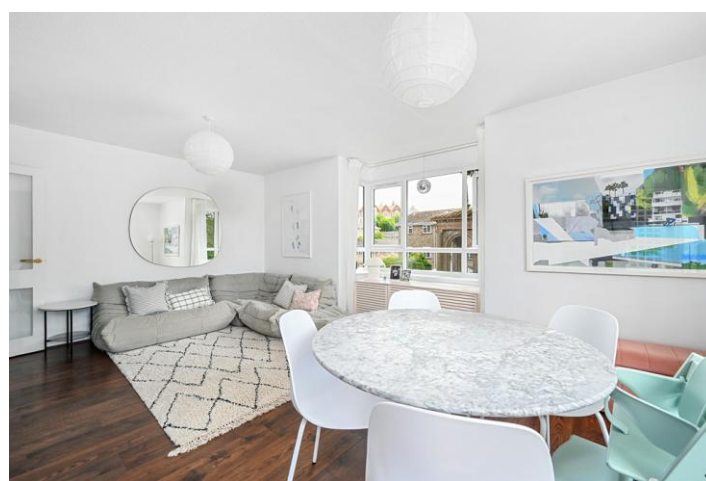
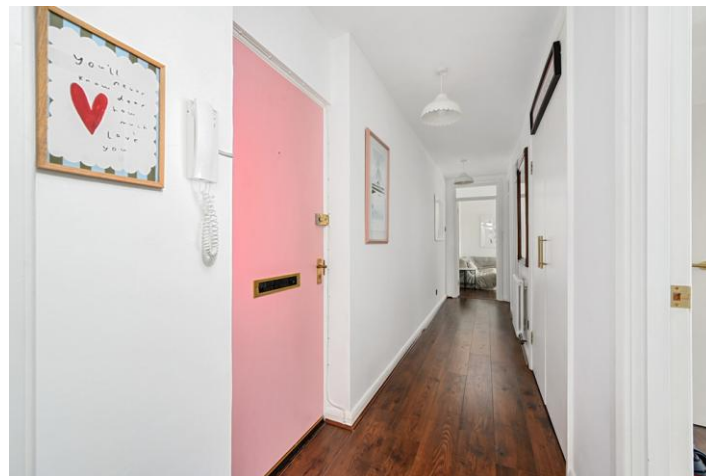
The property offers two large double bedrooms, the master is to the far end of the apartment, with an excellent feel, calming finish and south facing views, perfect for the morning light. The master bedroom is an excellent size, offers soft, neutral carpeting underfoot, built in wardrobes and space for a super king size bed. The second bedroom is slightly smaller, although not by a lot, still an exceptional double, with dark wooden flooring running underfoot, space for a king size bed as well as furniture items and also offers a south aspect window. The bathroom is an excellent size and very well finished, offering tiled flooring and a modern feel, with gold accents running throughout, a bathtub and overhead shower, as well as a glass surround. The wash basin is modern, a wider fit and offers storage beneath. There is also a separate W/C and wash basin next door.



Sitting so close to great schools, the historic queens park and being within walking distance of great local



pubs and eateries, as well as the city center and beach, this truly is a perfect family home, especially with the sought after allocated parking. The property offers a share of freehold and is an absolute must see.



Carn Court, BN2

Approximate Gross Internal Area = 79.3 sq m / 853 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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