

Paul Bott & Co



- Fantastic One Bedroom Apartment
- Early Victorian Conversion
- Grade II Listed Building
- Incredibly Light And Bright

Flat 3, 20 Eaton Place, Brighton, BN2 1EH

Offers In Excess Of £265,000

An opportunity to purchase a beautifully proportioned one-bedroom apartment, within a Grade II listed, Regency Style conversion. Consisting of a large double bedroom, open plan living space and a separate studio/ office space. Just moments from the seafront and the lively Kemptown Village, this bright and spacious property offers a versatile layout with generous living areas and charming features.



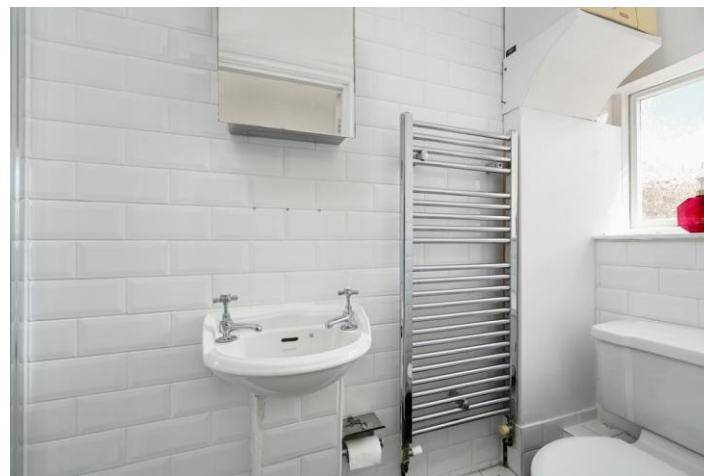
Property Description

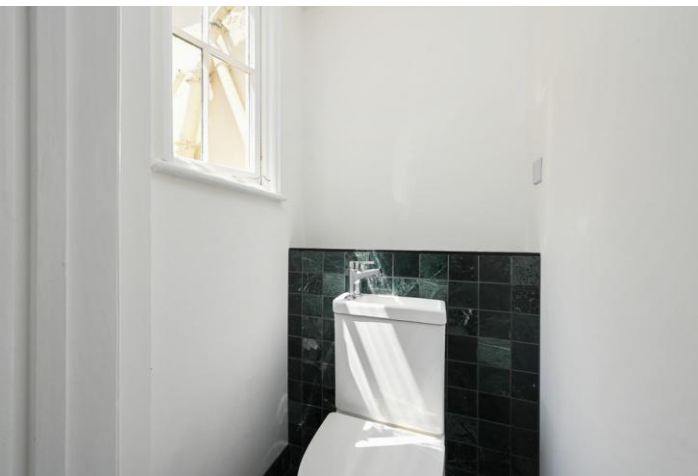
The main apartment features a large, west-facing open-plan living area, flooded with golden evening light through sash bay windows that offer oblique sea views. The space is ideal for relaxing, dining, and entertaining, with the kitchen set neatly at the rear of the room. The kitchen includes tiled flooring, wooden cabinets, a fan-assisted

The double bedroom is well-sized with an east-facing aspect that welcomes in the morning sun. It easily accommodates a double bed and there is ample storage. An en-suite shower room adjoins the bedroom, complete with a walk-in shower, W/C, wash basin, and tiled flooring.

Adding to the apartment's appeal is the private, self-contained studio located just off the communal stairwell. This bright and carpeted space includes its own W/C and an east-facing window, making it an ideal home office, guest room, or creative studio. Previously, it has been rented out for £500 per month.

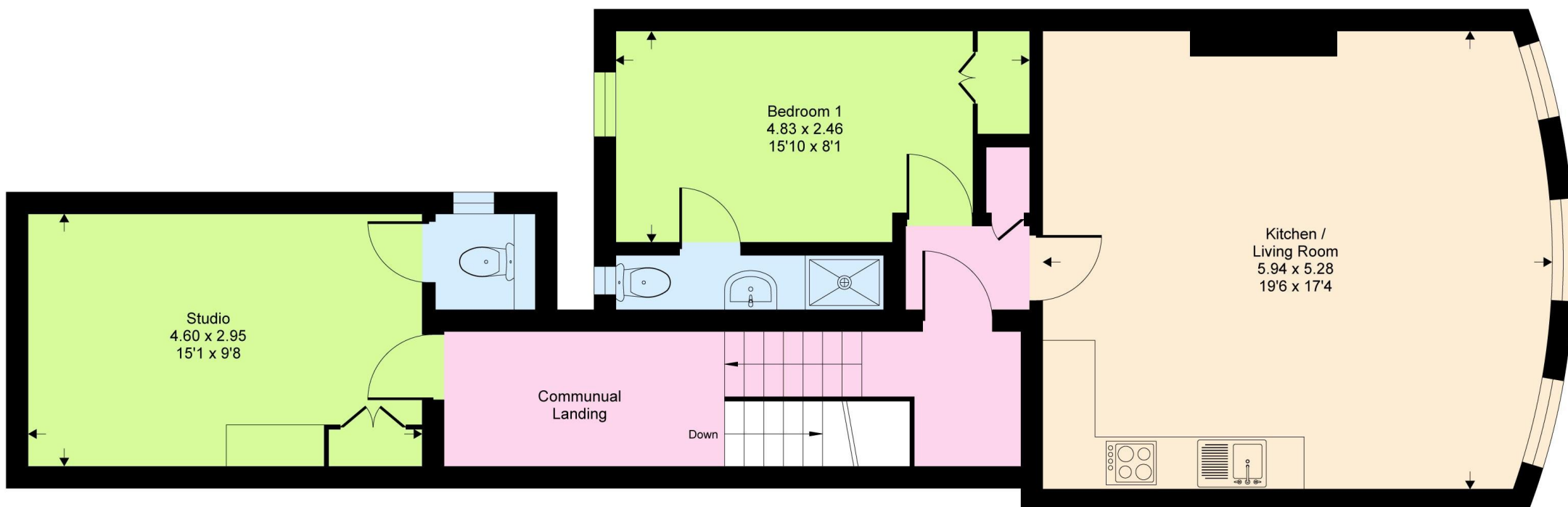
Set within a grand terrace of Regency style builds, which were built by Thomas Cubitt, this apartment enjoys elegant proportions and a prestigious address. The beach is only seconds away, as are the local shops, cafés, and bars of Kemptown Village are within easy walking distance. The Royal Sussex County Hospital, Brighton College, and excellent public transport links to the city center and Brighton Station are all close by.





Eaton Place, BN2

Approximate Gross Internal Area = 64.5 sq m / 695 sq ft
(excludes communal area)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements