



**Kempton House, Brighton, BN2 0GW**  
Asking Price £625,000



## Kempton House, Brighton, BN2 0GW

Immaculately presented three bedroom, three bathroom apartment and private terrace within walking distance of central Brighton and the seafront.

Welcome to Kempton House, where modern luxury meets convenience in the heart of Brighton. This stunning low rise apartment block, built in 2018, offers a sophisticated living experience in a popular residential area just moments from the vibrant city centre.

Step inside this light and spacious abode, immaculately presented throughout, and be greeted by a 28' open plan living area bathed in natural light. Ample windows and doors seamlessly connect the indoors with a private terrace, where you can enjoy the leafy outlook and bask in the tranquillity. The oak floor adds an elegant touch, while the stunning kitchen with integrated appliances makes cooking and entertaining a pleasure.

Unwind in the dual aspect primary bedroom, complete with an en-suite shower room and a built-in recessed double wardrobe for all your storage needs. Bedroom two offers a sliding door granting access to the terrace and its own en-suite shower room, while a third bedroom adds flexibility to suit your lifestyle.

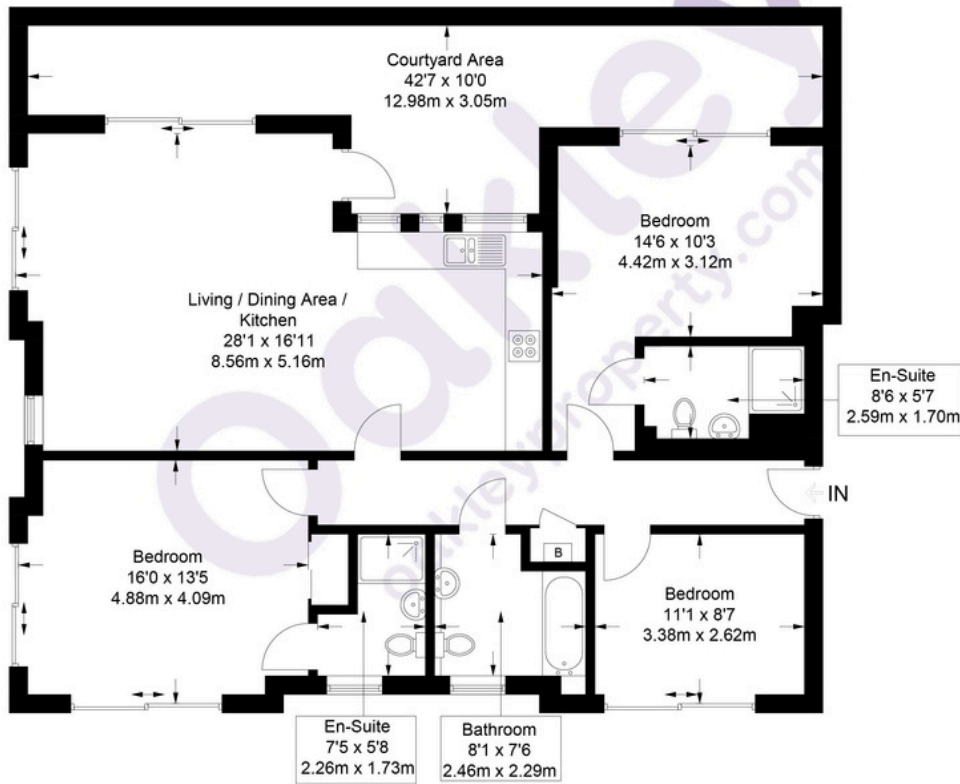
With a total of 1170 square feet (109 square metres), this apartment provides plenty of space for you to make it your own. Whether you're working from home, hosting guests, or simply seeking a peaceful sanctuary, this property ticks all the boxes.

Location is key, and Kempton House has it all. Within walking distance, you'll find Brighton railway station for hassle-free commuting or exploring, the lively seafront for those beach strolls, swims or relaxing, high street shopping for all your purchasing needs. Kemp Town village for its unique charm, and the eclectic North Laine for a taste of Brighton's bohemian spirit. Indulge in the abundant choices of bars, cafes, and restaurants that will cater to any culinary desires.

Additional peace of mind comes in the form of the remainder of a 10-year BLP new homes warranty, ensuring that your investment is protected for years to come.

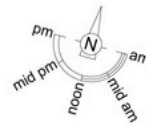






Approximate Gross Internal Area = 1170 sq ft / 108.7 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Oakley Property 2022



Agents Notes  
Tenure Leasehold  
183 Year Lease Term Remaining  
Ground Rent Approx £100 Per Annum  
Service Charge Approx £1,200 Per Annum  
Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note:

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