



**Belgrave Place, Brighton, BN2 1EL**  
Offers In Excess Of £495,000

# Belgrave Place, Brighton, BN2 1EL

An opportunity to own a recently redecorated three bedroom apartment near Brighton Seafront. With spacious rooms, a patio garden, and a private entrance, it's the perfect coastal retreat.

Discover luxury living at its finest with this exceptional lower ground floor apartment located in the highly sought-after Belgrave Place, Brighton. Situated adjacent to Brighton Seafront, this property offers easy access to the beach and promenade.

Entering via a private street entrance that leads you into a spacious hallway. The apartment boasts three generously sized double bedrooms, each offering ample space for relaxation and comfort. The three bathrooms, including two en-suites, have stylish fittings and fixtures, providing a sense of modern sophistication.

The heart of the property lies within the elegant living room, which provides a versatile space for both entertaining and unwinding after a long day. The newly fitted kitchen offers a seamless blend of functionality and aesthetics, featuring contemporary units, integrated appliances, and plenty of storage space.

Recently re-decorated throughout, the apartment exudes a sense of freshness and elegance. With new carpets installed, every step taken within these walls will provide a feeling of comfort and luxury. The neutral colour palette and tasteful design choices create an inviting atmosphere, lending themselves perfectly to any personal interior style.

One of the standout features of this apartment is the enclosed patio, offering a private outdoor sanctuary. Ideal for enjoying a morning coffee or entertaining guests, this outdoor space provides a tranquil retreat from the hustle and bustle of city life.

Spanning an impressive 1162.5 square feet (108 square meters), this apartment provides an abundance of living space for you and your family to enjoy. The share of freehold grants you added peace of mind and financial security, while the absence of a chain ensures a smooth and hassle-free buying experience.

The location of this property offers the best of both worlds. Belgrave Place is a charming residential street that provides a quiet and peaceful environment, all while being within close proximity to the vibrant city centre of Brighton. From the renowned boutiques to the finest dining establishments, everything you need is just a stone's throw away.

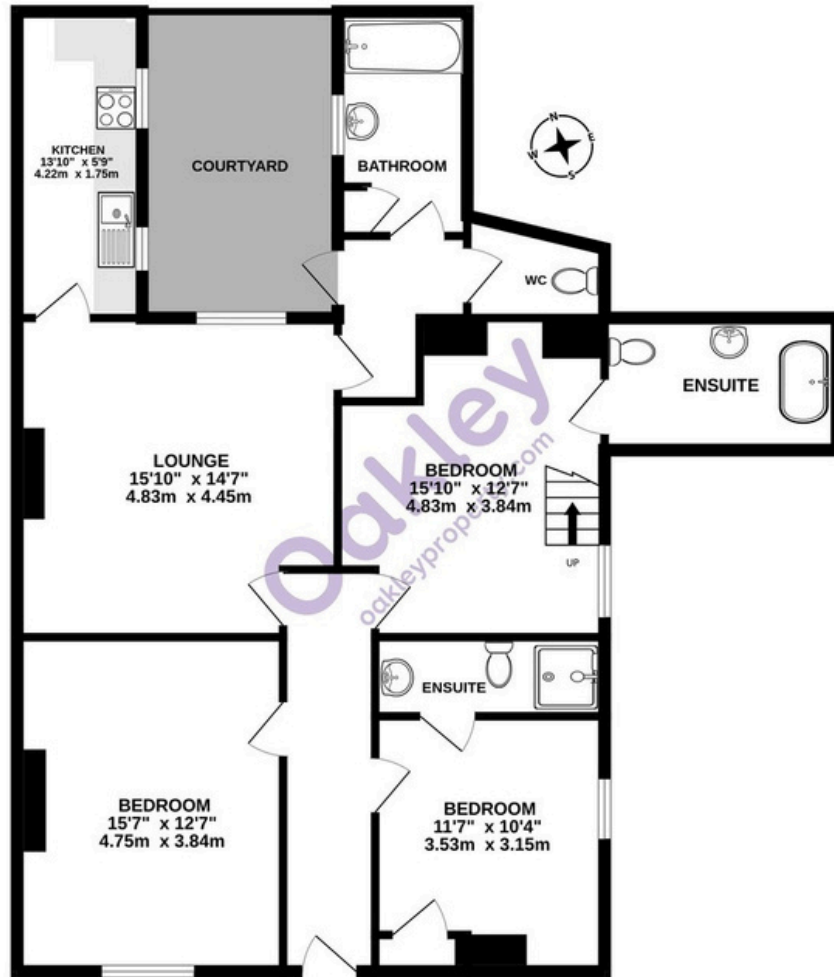
Don't miss this opportunity to secure your own coastal sanctuary in the heart of Brighton. Contact us today to arrange a viewing and experience the true essence of luxury living by the sea.







## LOWER GROUND FLOOR



TOTAL FLOOR AREA: 1161 sq.ft. (107.9 sq.m.) approx.  
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# Oakley

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### Energy Performance Certificate

Agents Notes  
Share Of Freehold  
Brand New Leases To Be Granted Upon Completion  
Ground Rent N/A  
Service Charge TBC  
Council Tax Band A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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