Atlingworth Street

, Brighton, BN2 1PL

Asking Price £395,000

A Characterful Two Bedroom Town House, Close to the Beach.

The Property comprises: communal courtyard, hall, two double bedrooms, open plan kitchen/ reception room, luxury family bathroom, en suite shower room, there is also bags of storage space in the loft rooms and garage.

With Kemp Town Seafront and the Beach at one end of the street and Upper St James Street with its excellent shops, coffee bars and pubs to the other, this is a much-favoured location and Right in the Heart of Kemptown.

The new seafront swimming lanes are just around the corner as is Kemptown village providing even more great shops and lovely restaurants.

Queens Park with its outstanding green spaces and tennis courts is close by and its an easy walk to the centre of town with even more great shopping in the famous lanes and entertainment with Brighton's Historic theatres and Royal Pavilion.

Brighton railway station provides quick access to both Gatwick and London and the area is well served by local Buses.

This is a rare opportunity and is perfect for couple looking for all the best coastal living has to offer and is also a great opportunity for investors.

Freehold

- TWO BEDROOM TOWN HOUSE
- OPEN PLAN KITCHEN/ RECEPTION ROOM
- LUXURY FAMILY BATHROOM
- EN SUITE SHOWER ROOM
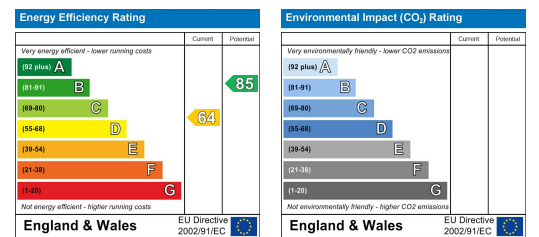- GARAGE
- RIGHT IN THE HEART OF KEMP TOWN
- CLOSE TO THE BEACH

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Floor Plan

Bathroom
3'11" x 8'2"
1.20 x 2.49 m

Bedroom
12'3" x 11'11"
3.74 x 3.65 m

Hallway
5'10" x 4'2"
1.79 x 1.29 m

Ground Floor

Bedroom
9'6" x 12'4"
2.90 x 3.76 m

Landing
6'4" x 6'8"
1.95 x 2.04 m

Kitchen
11'1" x 16'2"
3.40 x 4.94 m

Bathroom
8'0" x 5'1"
2.46 x 1.57 m

Floor 1

Approximate total area[1]
579.9 ft²
53.87 m²

Reduced headroom
12.5 ft²
1.16 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Area Map

Google   Map data ©2024

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	64	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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