

BELGRAVE PLACE 1846.

Belgrave Place, BN2  
£495,000

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## INTRODUCING

# Belgrave Place, BN2

2 Double Bedrooms | 1 Bathroom | Seperate WC  
1 Reception Room | Grade II listed Regency building | Chain Free

Nestled within a prestigious Grade II listed Regency building, this exquisite two-bedroom second-floor apartment offers a rare opportunity to acquire a charming home in one of East Sussex's most sought-after locations. Situated in a tranquil cul-de-sac, just moments from the vibrant Kemptown village and the picturesque seafront, this property combines historical elegance with contemporary comfort.

Upon entering, you are greeted by a sense of light and space, characteristic of Regency architecture. The apartment boasts a bright, south-facing living room, providing an inviting atmosphere for relaxation and entertaining. From this vantage point, and indeed from various aspects of the property, residents can enjoy captivating direct sea views, a constant reminder of the enviable coastal setting.

The accommodation comprises two generously sized bedrooms, offering ample space for comfortable living, whether for a couple, a small family, or as a sophisticated pied-à-terre. The thoughtful layout ensures privacy and practicality. A well-appointed bathroom serves both bedrooms, featuring modern fixtures and fittings.

Recent enhancements include the installation of new carpets throughout, presenting a fresh and ready-to-move-into condition for its new owners. The property's position on the second floor ensures elevated views and a peaceful living environment, away from the immediate hustle and bustle.





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One of the most significant advantages of this apartment is its chain-free status, promising a smoother and potentially quicker transaction process for prospective buyers. This makes it an ideal choice for those looking to secure their new home without the complexities often associated with property chains.

Location is paramount, and 10 Belgrave Place excels in this regard. The quiet cul-de-sac provides a serene retreat, yet it is perfectly positioned for easy access to the best of Kemptown. Residents can enjoy a leisurely stroll to the seafront, partake in the eclectic mix of independent shops, cafes, and restaurants in Kemptown village, or explore the wider cultural offerings of Brighton and Hove.

This apartment represents an exceptional opportunity to own a piece of Regency history, enhanced by modern comforts and an unbeatable location. Its appeal is broad, from those seeking a permanent residence to those desiring a luxurious coastal escape. Early viewing is highly recommended to fully appreciate the charm, character, and prime location of this delightful property.



### Education:

Primary: St Luke's, Queen's Park

Secondary: Varndean, Dorothy Stringer

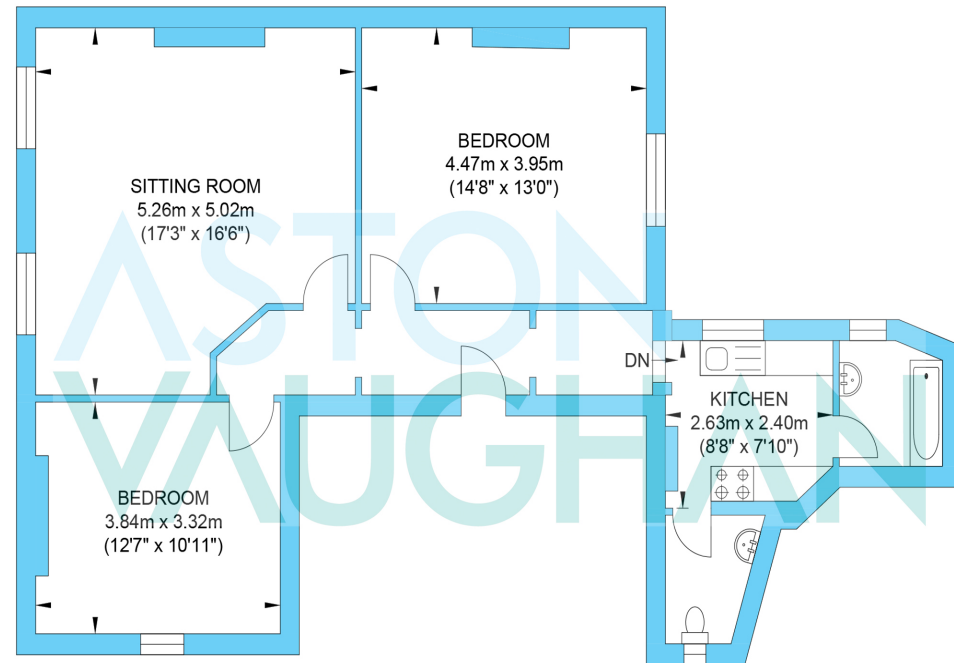
Sixth Form: BHASVIC, Varndean, MET, BIM

Private: Brighton College Prep, Brighton College, Brighton Waldorf, Roedean

### Location Guide:

Kempton Village is a great place to be with a bohemian mix of cafés, shops, restaurants and even a farmer's market- and it is bordered by the sea. Local beaches have amenities including a sauna spa, lido, volleyball courts, yoga centre and café/bars. Within easy reach of the international shopping, restaurants, cinemas and theatres of the historic heart of the city it is convenient for the County, General and Nuffield Hospitals, Amex, the law courts and universities as well as parks and gardens which provide open spaces, sports facilities and host arts events in city festivals. The whole of Brighton and Hove including Brighton Station is easy to reach on foot, by bus or by car, and if you need a car permit zone H has no waiting list.

## Belgrave Place



Second Floor  
Approximate Floor Area  
813.85 sq ft  
(75.61 sq m)



Approximate Gross Internal Area = 75.61 sq m / 813.85 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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