



Atlingworth Street, BN2

£265,000

ASTON
VAUGHAN

INTRODUCING

Atlingworth Street, BN2

2 Bedrooms | 1 Bathroom | 1 Reception Room

Stylish two-bedroom ground floor apartment, ideally positioned in the highly sought-after area of Atlingworth Street, East Sussex. This property is perfect for those looking to embrace the vibrant Brighton lifestyle, offering unparalleled convenience and a comfortable living space.

Upon entering, you are greeted by a thoughtfully designed open-plan kitchen and living room, creating a bright and inviting atmosphere. This contemporary layout is perfect for both relaxing and entertaining, allowing for seamless interaction between cooking and socialising. The kitchen area is well-appointed, providing ample space for culinary pursuits, while the living area offers a versatile space to furnish to your personal taste.

This apartment boasts two well-proportioned bedrooms, offering comfortable retreats at the end of the day. A separate bathroom serves the bedrooms and guests. The bathroom is finished to a good standard, complementing the modern aesthetic of the apartment.

One of the most compelling features of this property is its enviable location. Situated just minutes from the picturesque Kemptown sea front, residents can enjoy leisurely strolls along the promenade, take in the fresh sea air, and access the beach with ease. The vibrant atmosphere of Kemptown, with its eclectic mix of independent shops, cafes, and restaurants, is right on your doorstep, offering a dynamic community feel.





Furthermore, the apartment is just a short, pleasant walk into the iconic Lanes and the bustling Brighton City Centre. This means easy access to an extensive array of shopping, dining, and entertainment options, from high-street brands to unique boutiques and cultural attractions. Excellent transport links are also readily available, connecting you to wider Brighton and beyond.

Offered to the market chain-free, this property presents a smooth and straightforward purchasing process, making it an ideal choice for first-time buyers eager to step onto the property ladder. Its prime location, modern interiors, and the absence of an onward chain make this a truly attractive proposition. This apartment represents a fantastic opportunity to acquire a well-located and well-presented home in one of Brighton's most desirable areas. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.



Education:

Primary: Queens Park Primary School, Middle Street Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep, Montessori School

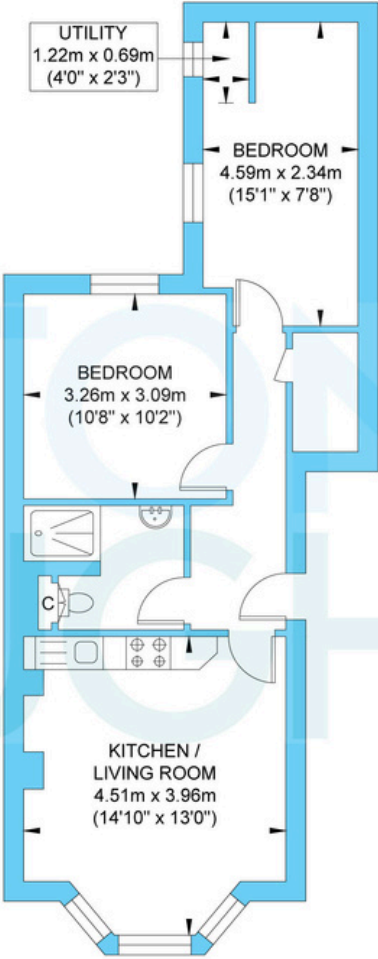
Good to Know:

During the 19th Century, Thomas Kemp came down to Brighton with eminent architects Busby and Wilds. Together they transformed the coastline; inspired by Nash's regal homes in London. Brighton is now a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this Grade II listed home.

The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including The Steiner and the award-winning Brighton College.

The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the South Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also close to several bus routes serving the city centre, coast and Brighton station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far, and permit zone H has no waiting list.

Atlingworth Street



Ground Floor
Approximate Floor Area
526.13 sq ft
(48.88 sq m)



Approximate Gross Internal Area = 48.88 sq m / 526.13 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.