



Temple House, BN1  
£425,000 - £450,000

**ASTON  
VAUGHAN**  
Sales and Lettings

## INTRODUCING

# Temple House, BN1

2 Bedrooms | 1 Bathroom | 1 Living Room  
725Sq Ft | Close to Brighton Train Station

- Newly refurbished apartment
- Eco Designed building, Double Aspect
- Under floor heating
- Concierge, cressch and gym facilities
- Located close to Brighton Lanes
- Gated underground parking with dedicated space
- Secure bike storage
- Close to train station/ London Gatwick Airport

Nestled within the highly sought-after Temple House development in vibrant Brighton, this exquisite two-bedroom, one-bathroom apartment presents an exceptional opportunity for discerning buyers. The property effortlessly combines contemporary design with outstanding convenience, making it ideal for both owner-occupiers and investors alike.

Upon entering, you are welcomed by a thoughtfully designed interior that prioritises comfort, efficiency, and modern living. The apartment boasts ultra-fast broadband underfloor heating throughout, complemented by a heat recovery system that enhances energy efficiency while maintaining excellent air quality. The bright and spacious reception room offers a versatile setting for both relaxation and entertaining, while the sleek, modern kitchen is fitted with high-quality fixtures and finishes.

Both bedrooms are generously sized, providing peaceful and comfortable retreats, with the principal bedroom offering excellent proportions. The property is served by a stylish and well-appointed main bathroom, finished to a high standard.

Further enhancing the appeal is a city lifestyle. The apartment's double aspect design allows for an abundance of natural light, creating a bright and airy living environment throughout.

Space for both formal entertainment and relaxed family living. The heart of this home is undoubtedly the open-plan dining area and kitchen, a bright and inviting space

perfect for culinary enthusiasts and social gatherings. The kitchen is thoughtfully designed with integrated appliances, ensuring a sleek and functional environment, complemented by contemporary LED lighting throughout the property, contributing to an energy-efficient and stylish ambiance.

Positioned just moments from Brighton railway station, the property is perfectly suited for commuters, offering excellent transport links to London and beyond.

This prime location, combined with the development's strong reputation, contributes to its proven letting ability, making it an attractive option for investors seeking reliable rental income.

Additionally, the building benefits from lift access to all secure floors, ensuring ease of movement throughout the development. The property is held on a long lease with approximately 113 years remaining

There is an outside private children's play area and an enjoyable roof terrace with views.

Living in Brighton means enjoying a vibrant coastal lifestyle, from the iconic seafront to the eclectic mix of shops, cafes, and restaurants found in The Lanes.

This apartment represents a rare opportunity to acquire a stylish, well-equipped home in a prime location, offering both lifestyle appeal and investment potential. Early viewing is highly recommended to fully appreciate all that is on offer.

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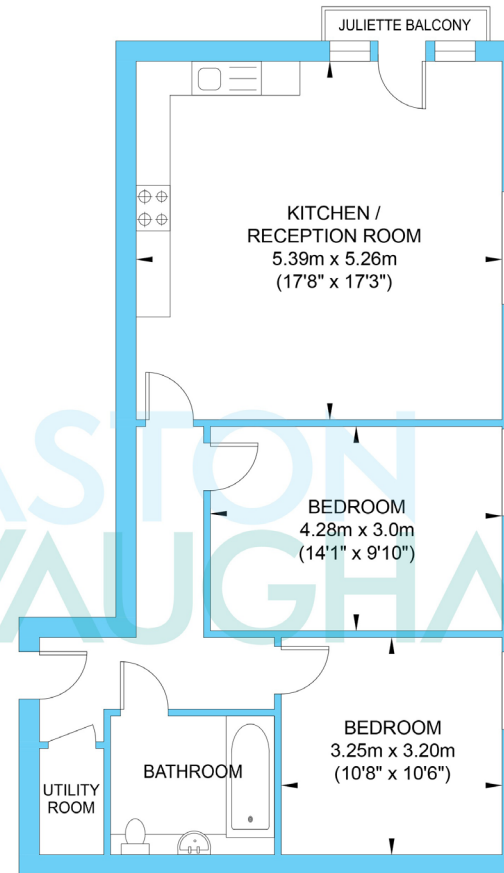




## LOCATION GUIDE

### Good to Know

Quietly tucked away at the fashionable heart of our vibrant, coastal city this is THE place to be, a step away from the famous North Laine with the Royal Pavilion and South Lanes a stroll, whilst art venues, restaurants, theatres and vibrant bars along the beaches are all there to explore. There is almost 24/7 access to the station serving London and Gatwick, and close by, the Level hosts fairgrounds and arts events all year round. The amazing shopping, exotic Open Market is also on the doorstep. Local buses will take you along the coast, to the National Park or to the universities at Moulsecoomb and Falmer, and major employers including Amex and the County.



Approximate Floor Area  
725.0 sq ft  
(67.3 sq m)

Approximate Gross Internal Area = 67.3 sq m / 725.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.