



Atlingworth Street, BN2
£475,000 - £485,000

ASTON
VAUGHAN

INTRODUCING

Atlingworth Street, BN2

3 Bedrooms | 1 Bathroom | 1 Reception Room

Situated on the second floor of an attractive period building on Atlingworth Street, this generously proportioned three-bedroom apartment offers approximately 984 sq ft (91.42 sq m) of accommodation, combining original character with distinctive contemporary styling. Ideally positioned in Brighton's sought-after Kemptown area, the property is within easy reach of the seafront and the vibrant cafés, restaurants, independent shops and amenities of the surrounding neighbourhood.

The apartment features a welcoming entrance hall leading to three well-proportioned bedrooms, a spacious living and dining room, a separate kitchen and a bathroom. The impressive living and dining room provides ample space for both relaxing and entertaining, with a charming bay window, timber floorboards, decorative ceiling cornicing and an attractive fireplace creating a focal point. Bold teal décor, bespoke shelving and feature wallpaper give the room a distinctive personality.

All three bedrooms offer versatile accommodation, with the principal bedroom particularly generous in size. Period details, including traditional timber floorboards, decorative fireplaces and original-style joinery, add warmth and character throughout, while the individual finishes give the apartment a unique, eclectic feel.

The separate kitchen is a practical, well-sized space with extensive work surfaces, open shelving and room for a range of cooking appliances. A central entrance hall provides access to the principal rooms, while the bathroom completes the accommodation.

Atlingworth Street is ideally placed for enjoying Brighton's coastal lifestyle, with the seafront close by and the shops, eateries and nightlife of Kemptown and central Brighton within convenient reach. Brighton's wider transport links also provide connections to London and beyond.











Education:

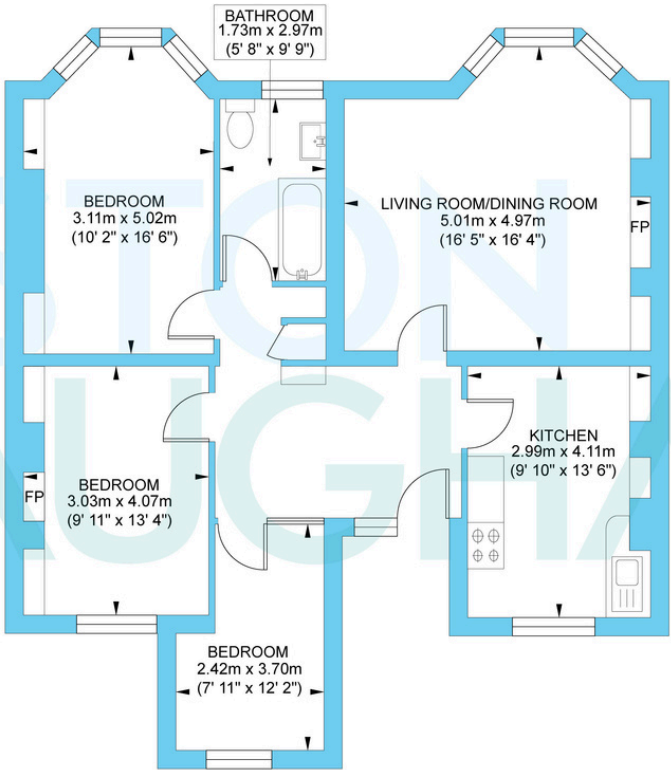
Primary: Queens Park Primary School, Middle Street Primary
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC
Private: Brighton College and Prep, Montessori School

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 .



Second Floor
Approximate Floor Area
984.04 sq ft
(91.42 sq m)

Approximate Gross Internal Area = 91.42 sq m / 984.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.