



St Augustines Bristol Gardens

Brighton, BN2 5YW

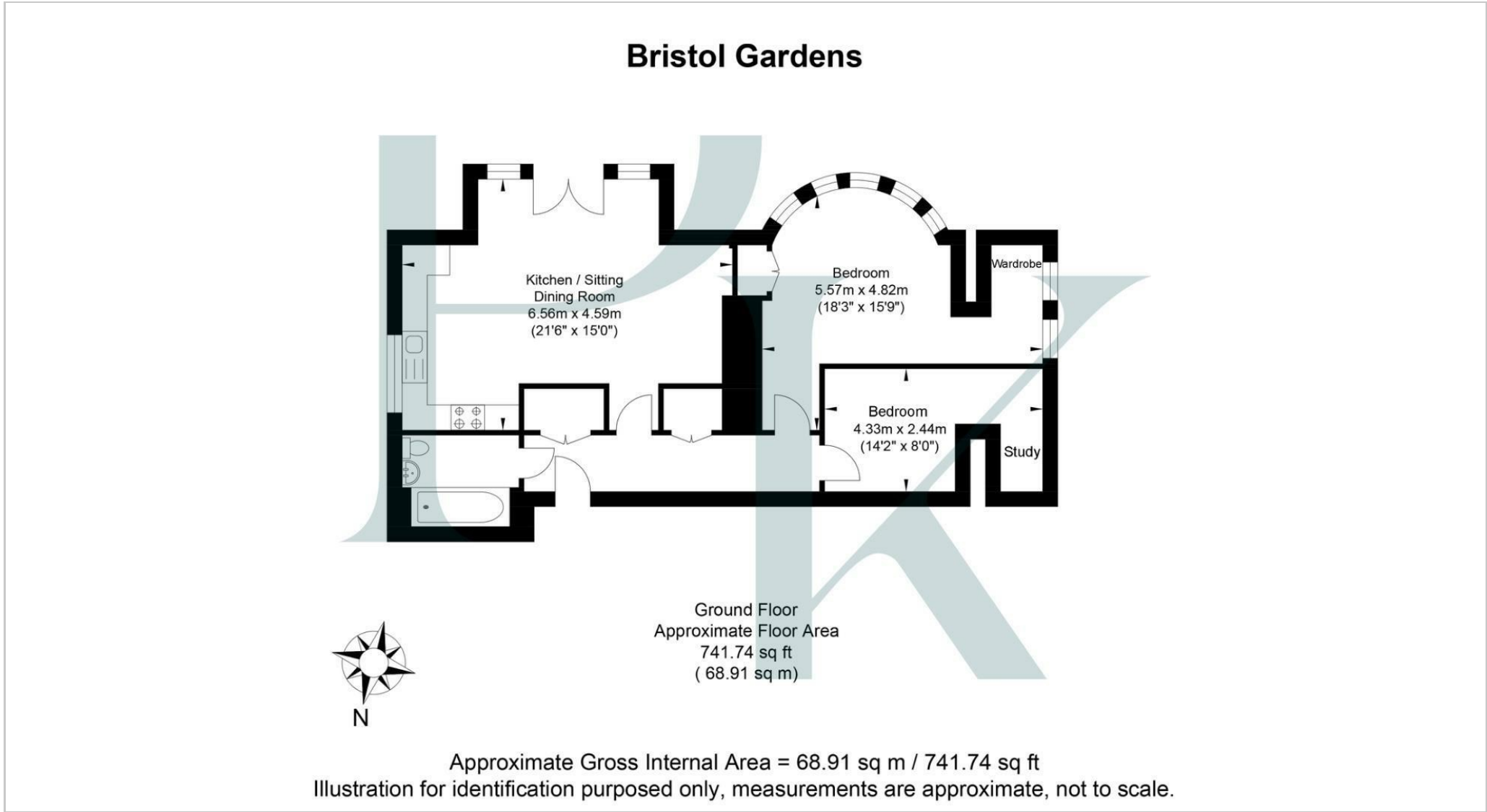
Offers in excess of £350,000

Situated just moments from the heart of Kemp Town, one of Brighton’s most characterful and vibrant neighbourhoods, this well presented two-bedroom ground floor apartment is located within the iconic St Augustine’s development on Bristol Gardens. Formerly a convent, this impressive period building has been carefully converted to combine historic charm with contemporary living, offering a unique opportunity to own a stylish home within a peaceful, gated setting.

The open-plan kitchen, dining and living space is filled with natural light thanks to large sash windows and elegant French doors that open directly onto a Juliet balcony. The modern kitchen is well appointed with sleek cabinetry, integrated appliances, and a clean, neutral design that complements the warmth of the wooden flooring underfoot. The layout creates a wonderful sense of flow and space, ideal for entertaining or simply enjoying day-to-day living in a calm, inviting environment.

The principal bedroom is spacious, featuring a stunning curved bay window that floods the room with light. An additional arched window, original to the building, adds further character, while a tucked-away study area provides the perfect spot for working from home or quiet reading. The second bedroom is well-proportioned and bright, and also features a handy work area, or wardrobe space. A contemporary bathroom, finished in soft grey tones with a full-size bath and overhead shower, completes the interior.

This apartment also benefits from designated off-street parking, a rare and valuable asset in this central location, and secure indoor bike storage. Bristol Gardens offers excellent access to the seafront, Brighton Marina, The Royal Sussex Hospital, and the independent cafés, shops and restaurants of Kemp Town Village, all just a short walk away. With convenient transport links and a strong sense of community, this home would suit professionals, couples, or anyone seeking an attractive and well-located Brighton residence with charm, privacy, and style.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson
Keehan