



BELGRAVE PLACE 1846.

Belgrave Place, BN2
£495,000

INTRODUCING

Belgrave Place, BN2

3 Bedrooms | 3 Bathrooms | 1 Reception Room | 1097 Sq Ft |
Outdoor Patio Space | Prime Kemptown Location

Nestled in the highly sought-after Belgrave Place, this exceptional three-bedroom apartment presents a rare opportunity to acquire a substantial home in one of Brighton's most desirable seafront locations. Boasting a share of freehold, it combines the convenience of apartment living with the security of a long-term investment.

Upon entering the property, you are welcomed by a well-proportioned hallway that sets the tone for the generous accommodation throughout. From here, the home opens into a spacious open-plan reception room—the true centrepiece of the apartment. This impressive living space features an elegant fireplace, creating a warm and inviting atmosphere ideal for day-to-day living or entertaining. Its versatile layout comfortably accommodates distinct living and dining areas, catering seamlessly to a range of lifestyles.

The apartment offers three large bedrooms, each thoughtfully designed to provide comfort and privacy. Two of the bedrooms feature modern ensuite bathrooms, while a further contemporary bathroom serves the remaining bedroom. Adding to the practicality of the home is a separate WC, providing additional convenience for busy households. The thoughtful spatial design and generous proportions throughout enhance the home's functionality and appeal.

A delightful private patio stands out as one of the property's key features. This peaceful outdoor space is perfect for enjoying morning coffee, al fresco dining, or simply unwinding after a long day, offering a valuable extension of the living area and complementing Brighton's coastal lifestyle.

The location on Belgrave Place is truly exceptional. Positioned directly on the seafront, residents benefit from invigorating sea air and scenic surroundings just moments from their doorstep. The vibrant amenities of Kemptown are within easy reach, offering an eclectic mix of independent shops, charming cafés, renowned restaurants, and lively bars. Additionally, the apartment is just five minutes from the Royal Sussex County Hospital, making it an ideal location for those working in healthcare or seeking proximity to essential services. Excellent transport links also provide quick access to Brighton city centre and beyond.

This property represents an outstanding opportunity for those seeking a spacious, well-located home in Brighton. With its three generous bedrooms, three bathrooms, separate WC, large reception room, private patio, and share of freehold, it offers a refined and comfortable coastal lifestyle.





ASTON
VAUGHAN



Virtually Staged

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Education:

Primary: St Luke's, Queen's Park

Secondary: Varndean, Dorothy Stringer

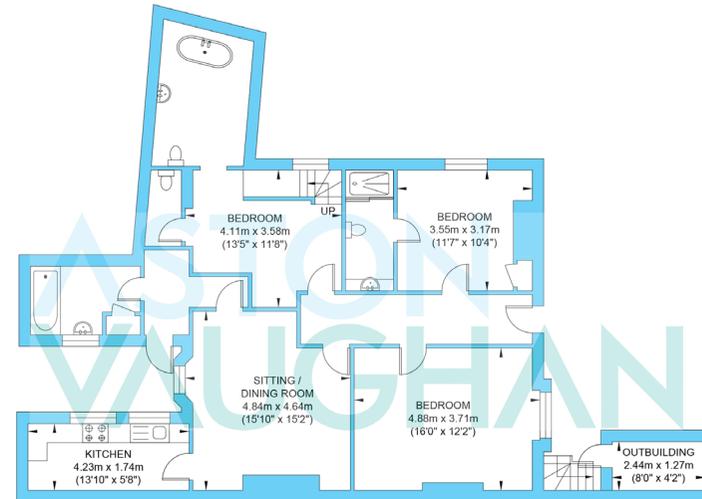
Sixth Form: BHASVIC, Varndean, MET, BIM

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

Location Guide:

Kemptown 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



Lower Ground Floor
Approximate Floor Area
1097.38 sq ft
(101.95 sq m)

Outbuilding
Approximate Floor Area
33.36 sq ft
(3.10 sq m)

Approximate Gross Internal (Excluding Outbuilding) Area = 101.95 sq m / 1097.38 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.