



College Court, BN2  
£125,000

**ASTON**  
**VAUGHAN**

## INTRODUCING

# College Court, BN2

1 Bedrooms | 1 Bathroom | Parking

Nestled in the vibrant heart of Kemptown Village, this delightful one-bedroom first floor retirement apartment on Eastern Road presents an exceptional opportunity for those seeking a comfortable and convenient lifestyle. Offered for sale at £125,000, this property is specifically designed for residents over 55.

Set within the sought-after College Court development, this well-maintained one-bedroom retirement flat offers a secure and serene living space designed for comfort and ease. The spacious living room is bright and welcoming, ideal for relaxing or hosting guests, while the recently renovated modern kitchen features sleek cabinetry and practical surfaces—perfect for everyday use.

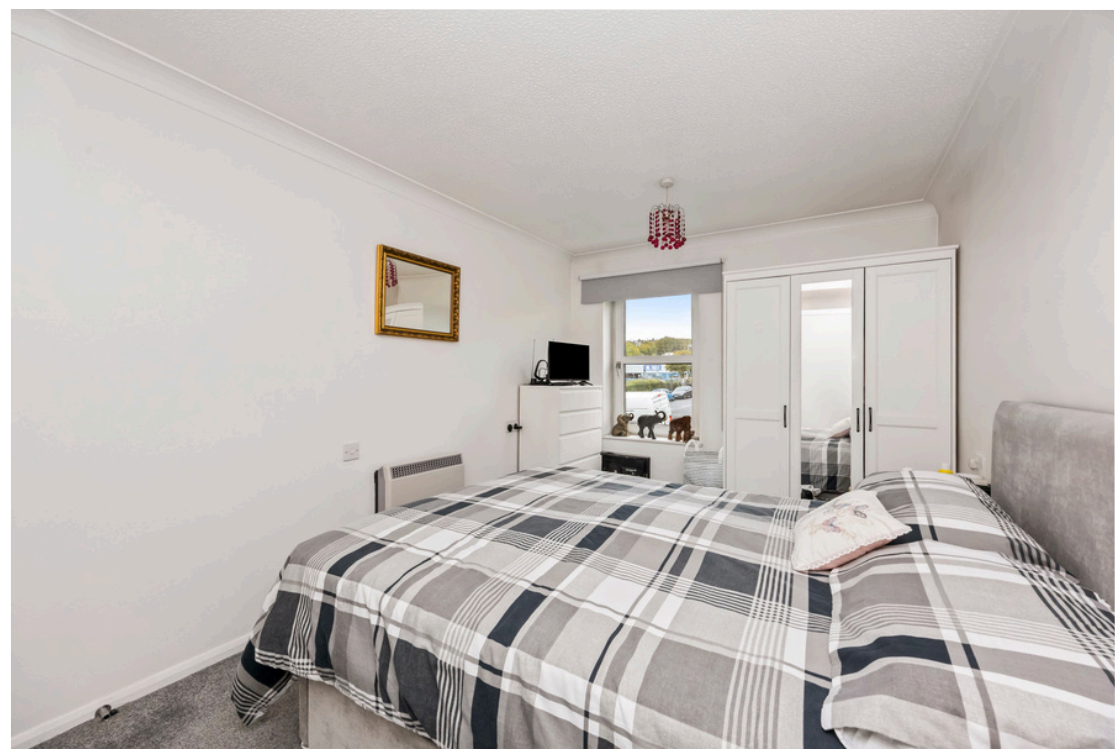
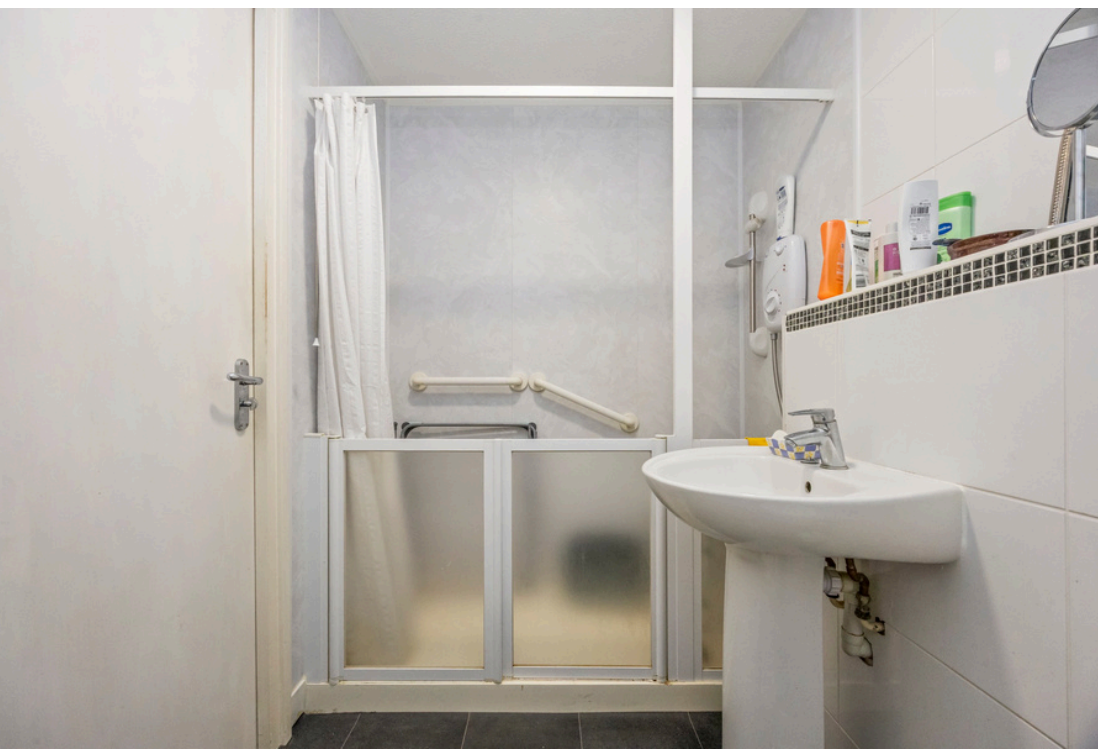
The bedroom is generously sized. The flat benefits from lift access, secure underground parking, and a beautifully kept south-facing communal garden, offering a tranquil outdoor space to enjoy with neighbours or in quiet solitude.

The location of this apartment is truly exceptional. St. Georges Road is ideally situated with the Royal Sussex County Hospital at one end and the picturesque Kemptown seafront at the other, offering both essential amenities and leisure opportunities within easy reach. Kemptown Village itself is renowned for its eclectic mix of independent shops, cafes, restaurants, and vibrant community spirit, ensuring there is always something to explore.

Additional resident amenities include a free laundry room and a Guest Suite available for visiting friends or family. With no onward chain, this property presents a smooth and stress-free opportunity to downsize in a friendly and well-managed community.

This property is offered chain free and with share of freehold.





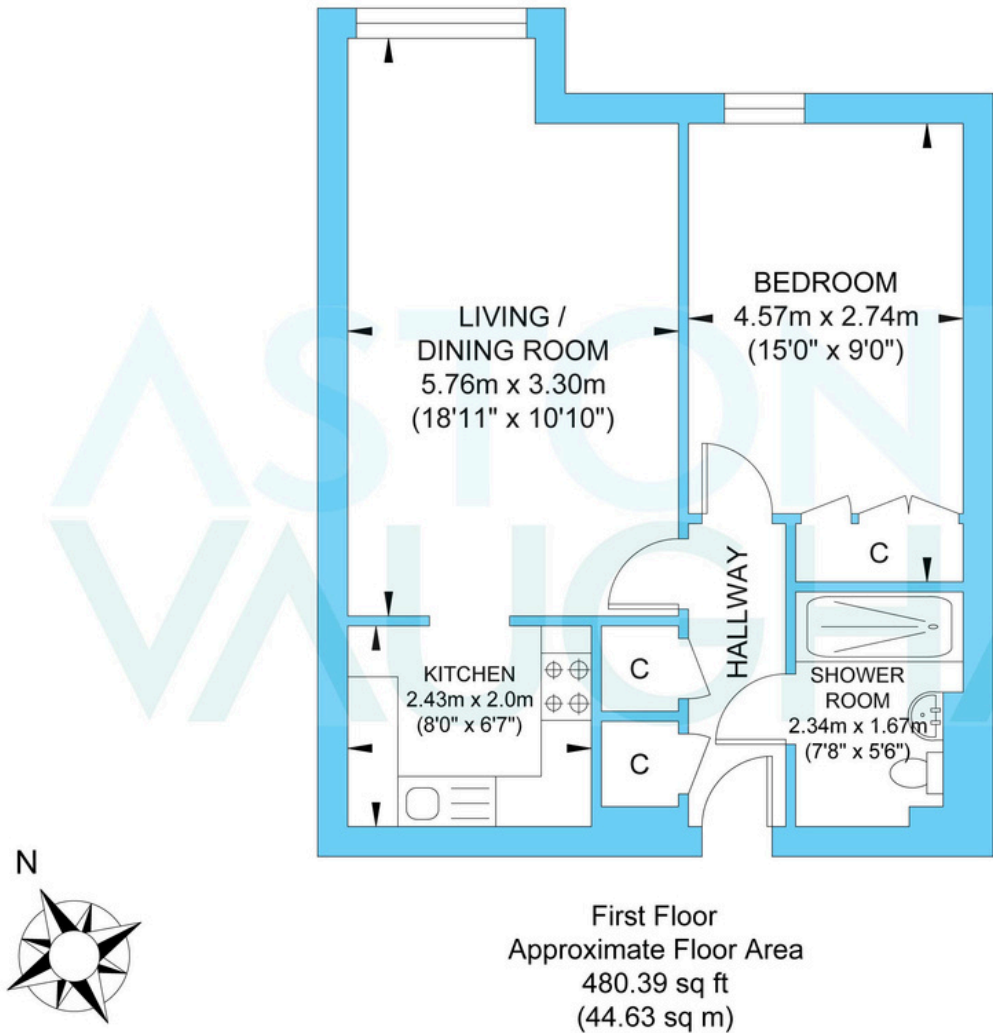


**Good to Know:**

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 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 .



Approximate Gross Internal Area = 44.63 sq m / 480.39 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.