



Walpole Terrace, BN2
£280,000 - £295,000

ASTON
VAUGHAN

INTRODUCING

Walpole Terrace, BN2

- Large one-bedroom lower ground floor patio flat
- Potential to create a two-bedroom apartment, subject to consents
- Living room facing own front courtyard, bright space
- Double bedroom with excellent built-in storage
- Separate kitchen and dining hall, offering flexible living space
- Sold with 999-year lease
- Share of freehold available after last sale of apartments in the building
- Excellent first-time purchase or buy-to-let opportunity
- No onward chain vacant – ready for quick completion

Nestled in a highly sought-after Brighton location, this substantial one-bedroom lower ground floor patio flat presents an exceptional opportunity for both first-time buyers and savvy buy-to-let investors. Boasting a generous footprint, the property offers significant potential to be reconfigured into a two-bedroom apartment, subject to obtaining the necessary planning consents, thereby adding considerable value and versatility.

The flat welcomes you into a bright and inviting living room, which enjoys a pleasant outlook over its own private front courtyard. This outdoor space provides a tranquil retreat, perfect for enjoying a morning coffee or an evening drink. The double bedroom is a true highlight, featuring excellent built-in storage solutions that maximise space and maintain a clutter-free environment. This thoughtful design ensures comfort and practicality.

Adding to the property's appeal is a separate kitchen, providing a dedicated space for culinary pursuits, alongside a versatile dining hall. This flexible layout allows for various uses, whether as a formal dining area, a home office, or an additional reception space, adapting to the needs of its occupants. The current configuration ensures comfortable living, while the potential for expansion offers exciting future prospects.





Virtually Staged

One of the key advantages of this property is its tenure; it is sold with a substantial 999-year lease. Furthermore, a share of the freehold will become available after the last sale of apartments within the building, offering long-term security and ownership benefits. This makes it an incredibly attractive proposition for those looking for a sound investment or a permanent home.

The location is truly prime, placing residents within easy reach of Brighton's most cherished amenities and attractions. Queen's Park, with its beautiful green spaces, is just a short stroll away, offering recreational opportunities and a peaceful escape from city life. The vibrant Kemptown Village, known for its eclectic mix of independent shops, cafes, and restaurants, is also minutes away, providing a lively community atmosphere. For those working in healthcare, Sussex County Hospital is conveniently close by. Everyday essentials are well catered for, with local coffee shops, eateries, and various retail outlets all within a short walk.

Offered with no onward chain and vacant possession, this property is ready for a quick completion, allowing new owners to move in and start enjoying their new Brighton lifestyle without delay. This combination of space, potential, and an unbeatable location makes this lower ground floor patio flat a truly compelling offering in the Brighton market.





Education:

Primary:

St Luke’s Primary
Queen’s Park Primary

Secondary:

Varndean
Dorothy Stringer
Cardinal Newman RC

Private:

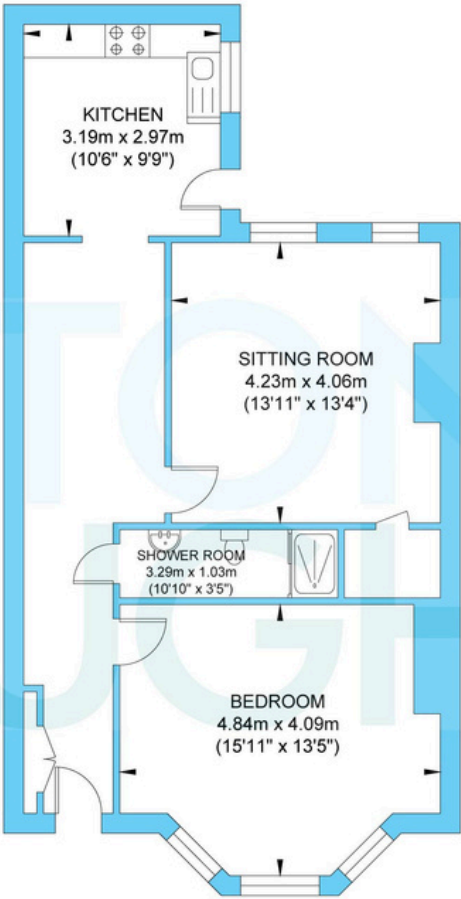
Brighton College
Lancing College
Windlesham School

Good to Know:

Brighton is 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 period property. The beach is down the road, and it is in the centre of the fashionable Kemp Town Village, which hosts Soho House and several café, bakeries and pubs.

The Hospital and good schools including the award-winning Brighton College, alongside the law courts and Amex are within reach as is the Marina with its health club, cinema, restaurants and supermarket and the Downs, Queen’s Park and 72 par golf course are a ten-fifteen-minute walk. It is 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.

Walpole Terrace



Lower Ground Floor
Approximate Floor Area
713.00 sq ft
(66.24 sq m)

Approximate Gross Internal Area = 66.24 sq m / 713.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.