



College Road, BN2
£350,000

ASTON
VAUGHAN

INTRODUCING

College Road, BN2

2 Bedroom | 1 Bathroom | Share of Freehold

Nestled in the highly sought-after Kemp Town village, this exquisite two-bedroom apartment presents a rare opportunity to acquire a meticulously renovated home in one of Brighton's most desirable locations. Offered for sale with no onward chain, this property is ready for immediate occupation, making it an ideal choice for first-time buyers, those seeking a stylish second home, or an astute investment for home and income.

Upon entering, you are immediately struck by the comprehensive refurbishment that has transformed this apartment into a contemporary haven. Every detail has been carefully considered, from the brand-new kitchen, boasting modern appliances and sleek finishes, to the newly fitted bathroom, which offers a tranquil space for relaxation. The entire property benefits from fresh flooring, tasteful decoration, updated electrics, and a new boiler, ensuring a comfortable and efficient living environment for years to come.

The accommodation comprises two well-proportioned bedrooms, a bright and inviting reception room, and the aforementioned new kitchen and bathroom. The layout has been thoughtfully designed to maximise space and natural light, creating an airy and welcoming atmosphere throughout. The reception room provides ample space for both living and dining, perfect for entertaining or simply unwinding after a long day.

One of the standout features of this charming apartment is its private west-facing patio. This outdoor space offers a secluded retreat, perfect for enjoying the afternoon sun, al fresco dining, or cultivating a small garden. It is a valuable addition, providing a peaceful escape from the bustling city life whilst still being moments away from all amenities.

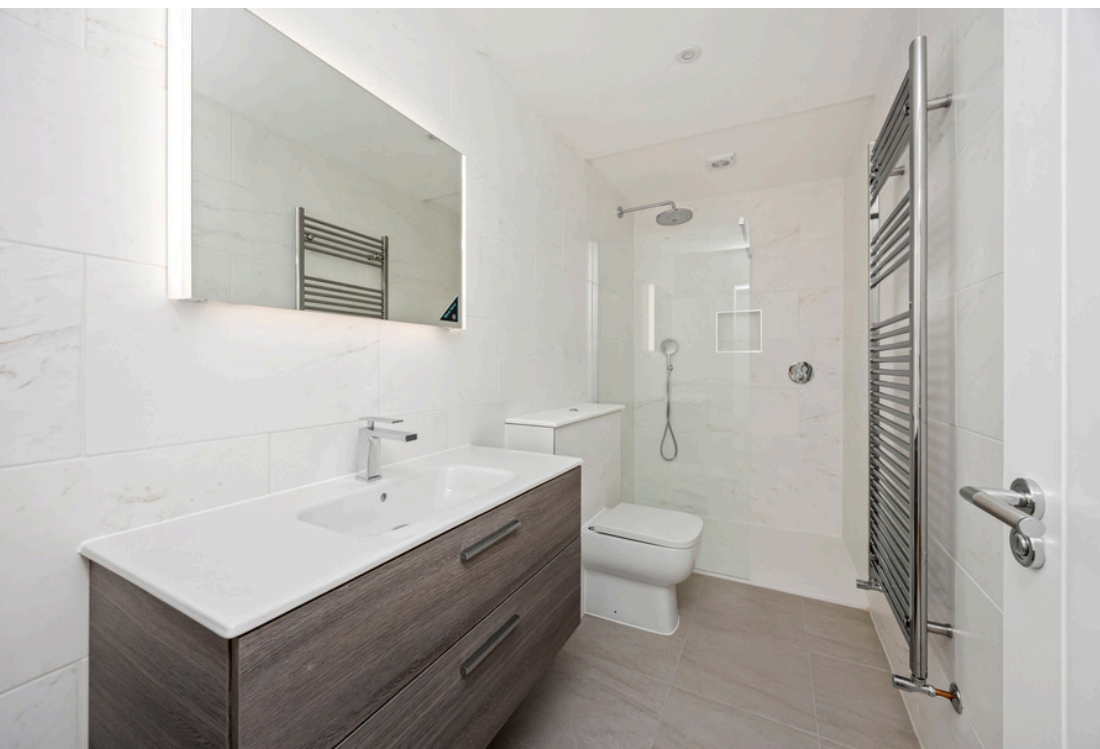




The location is truly exceptional. Kemp Town village is renowned for its vibrant atmosphere, independent shops, cafes, and restaurants, all within easy walking distance. The iconic Brighton seafront is just a short stroll away, offering stunning views and recreational opportunities. For those with educational needs, Brighton College is conveniently close, and Sussex County Hospital is also nearby, adding to the property's appeal for a wide range of buyers.

This apartment represents a fantastic opportunity to own a turn-key property in a prime Brighton location. With its extensive renovations, private outdoor space, and the significant advantage of no onward chain, early viewing is highly recommended to fully appreciate all that this superb home has to offer.







Education:

Primary:

St Luke's Primary
Queen's Park Primary

Secondary:

Varndean
Dorothy Stringer
Cardinal Newman RC

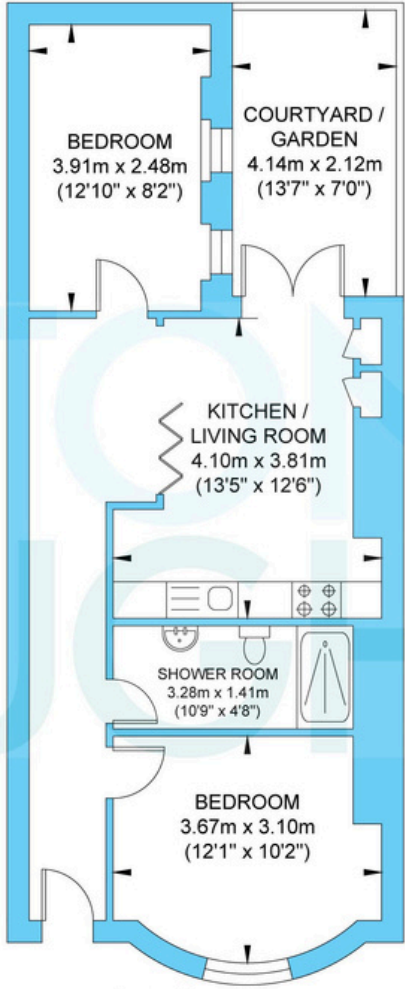
Private:

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

College Road



Lower Ground Floor
Approximate Floor Area
546.91 sq ft
(50.81 sq m)

Approximate Gross Internal Area = 50.81 sq m / 546.91 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.