



Portland Place, Brighton BN2
£250,000 - £270,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Portland Place, BN2

1 Bedroom | 1 Bathroom | 1 Living Room

A beautifully presented and generously proportioned one-bedroom apartment occupying the second floor of this attractive period property, ideally positioned just moments from the seafront and promenade. Combining elegant period detailing with contemporary interiors, the apartment offers a bright living room, stylish fitted kitchen, spacious double bedroom, en-suite shower room and separate WC. Offered to the market with no onward chain.

Set in a highly sought-after coastal location, this impressive one-bedroom apartment offers an excellent balance of character, space and modern living, with the seafront and promenade just moments from the property.

Beautifully presented throughout, the apartment retains a sense of period charm while benefiting from a contemporary finish and a carefully considered layout. The principal living space is particularly impressive, providing a bright and spacious setting for both relaxing and entertaining. Soft grey carpeting, crisp white walls and attractive decorative cornicing create a light and elegant feel, while large windows allow an abundance of natural light into the room.

Double wooden doors open from the living room into the separate kitchen, creating a semi-open-plan arrangement while retaining a useful degree of separation between the two spaces. The kitchen has been thoughtfully fitted with contemporary blue cabinetry, sleek dark work surfaces and a modern grey tiled splashback. Integrated appliances are incorporated within the cabinetry, while wood-effect flooring adds warmth and practicality. The overall finish is both stylish and functional.

The bedroom is a particularly generous double and offers ample space for a range of bedroom furniture. A large window provides excellent natural light, complemented by a calm neutral colour scheme, soft carpeting and attractive decorative detailing. There is also useful access to the en-suite shower room.





The en-suite is finished in a contemporary style, with a glazed shower enclosure, modern wash basin and attractive grey wall tiling. In addition, the apartment benefits from a separate WC, a practical feature rarely found in many one-bedroom properties.

Further highlights include the property's attractive period proportions, decorative ceiling cornicing and an abundance of natural light throughout.

The location is a major attraction, with Portland Place situated immediately close to Brighton's seafront and promenade, offering easy access to the beach, waterfront walks and the many cafés, restaurants and amenities found along the coast. Brighton city centre and the wider attractions of the city are also within easy reach.

This is an excellent opportunity for a first-time buyer, those seeking a coastal pied-à-terre, or an investor looking for a well-presented property in a consistently popular Brighton location.

Offered with a share of freehold and no onward chain.







LOCATION GUIDE

Good to Know

Shops: Village shops on the doorstep, St James's Street 5 minutes, The Lanes 15 minutes walk

Train Station: Trains 15 minutes by bus, 25 on foot

Seafront or Park: Seafront 3 mins, Queen's Park 5 mins

Countryside walks of East Brighton Park 3 mins by car same zone

Education

Primary: Queen's Park Primary (good), St Luke's Primary (outstanding)

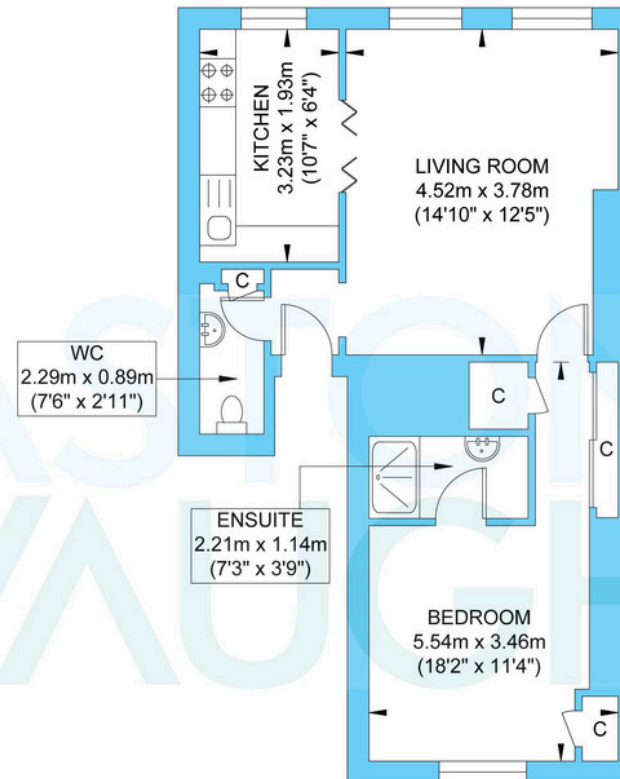
Secondary: Varndean, Dorothy Stringer

Sixth Form: Varndean, BIMM, MET BHASVIC

Private: Brighton College, Brighton Waldorf, Roedean

Kempton Village is one of the most fashionable locations in the city, bordered by beaches with beach bars, volleyball courts, yoga centre and fantastic Lido. Famous for its al fresco lifestyle, specialist shops and a farmer's market it also has a Co-Op, post office and chemist. Between the pier, the horse racing course and waterfront restaurants of the Marina, the theatres and Lanes of central Brighton are all within a 15-20 minute walk by the sea or past the vibrant bars and restaurants of St James' Street (which also host Pride). Bus routes cover the whole of Brighton & Hove, and the proximity to Brighton train station with its fast link to Gatwick and London makes commuting - or letting- feasible. For those who need a car, both the A23/27 and coast road are nearby.

Portland Place



Second Floor
Approximate Floor Area
486.31 sq ft
(45.18 sq m)

Approximate Gross Internal Area = 45.18 sq m / 486.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.