



Walpole House, BN2
£260,000

ASTON
VAUGHAN

INTRODUCING

Walpole Terrace, BN2

- Large one-bedroom lower ground floor flat
- Open plan living room kitchen with double doors to rear courtyard garden
- Excellent first-time purchase or buy-to-let opportunity
- No onward chain vacant – ready for quick completion
- Great location close to Kempdown Village and Queen's Park

Walpole House is a charming lower ground floor apartment forming part of an attractive period property on Walpole Terrace. The property benefits from a private courtyard garden, offering a useful and secluded outdoor space and providing a particularly appealing feature for a central Brighton home.

Internally, the accommodation is presented in a neutral and well-maintained style, with a welcoming entrance leading into an open-plan living space. The open-plan living room and kitchen creates a sociable and practical area for both relaxing and entertaining, with double doors opening directly onto the rear courtyard garden, allowing the outside space to become a natural extension of the living accommodation.

The bedroom is a good size, measuring approximately 4.30m x 2.63m, while the bathroom is fitted with a bath with shower over, wash basin and WC.

The apartment is accessed via a lower ground floor entrance shared by only two apartments, providing a greater degree of privacy and exclusivity. Outside, the enclosed courtyard has plenty of potential for creating a pleasant seating or entertaining area, with established greenery adding character and a sense of seclusion.





A particularly appealing opportunity for first-time buyers, investors or those seeking a well-located Brighton base with the added benefit of private outside space.

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.





Education:

Primary:

St Luke’s Primary
Queen’s Park Primary

Secondary:

Varndean
Dorothy Stringer
Cardinal Newman RC

Private:

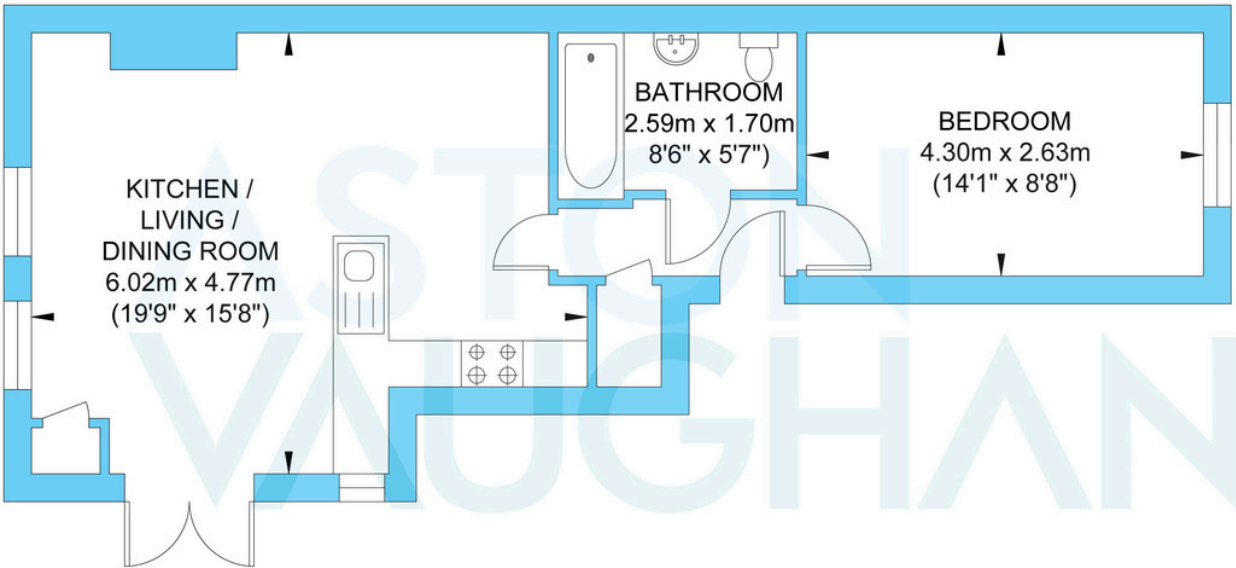
Brighton College
Lancing College
Windlesham School

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
486.42 sq ft
(45.19 sq m)

Approximate Gross Internal Area = 45.19 sq m / 486.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.