



AMELIA
& Co

SHARPTHORNE COURT

2 BED | 2 BATH

£300,000



A spacious modern apartment in the heart of Brighton, just moments from the station

Bright and spacious, this two-bedroom, two-bathroom apartment combines comfortable modern living with an exceptionally convenient central Brighton location. Set on the top floor of Sharpthorne Court in the New England Quarter, Brighton Station is just minutes away, with the rest of the city within easy reach. Residents also have access to landscaped communal gardens and a shared roof terrace.



The apartment has a well-designed and practical layout, with a generous open-plan living, dining and kitchen space measuring almost 26ft in length. There is plenty of room for both a dining table and comfortable seating, while glazed doors open directly from the living area onto the private balcony. The modern fitted kitchen sits at the opposite end of the room, with integrated appliances, good storage and a peninsula providing additional worktop space and a natural divide between the kitchen and living areas.



Both bedrooms are good-sized doubles. The principal bedroom benefits from its own en-suite shower room, while a separate bathroom with bath and shower serves the second bedroom and rest of the apartment. A generous hall cupboard provides useful additional storage.

Recently redecorated with new carpets throughout, the apartment is fresh and well presented, ready to move straight into, and is offered with no onward chain. It can also be purchased furnished by separate negotiation, offering a turnkey option for buyers looking for a ready-made home or investment.



KEY FEATURES

- Two double bedrooms
- Two bathrooms, including en-suite
- Chain free
- Just minutes from Brighton Mainline Station
- Top-floor apartment with private balcony
- Spacious open-plan living and kitchen
- Landscaped communal gardens, roof terrace & residents' bike storage
- Around five minutes from the North Laines
- Available furnished by separate negotiation

THE AREA

Sharphthorne Court forms part of the New England Quarter, next to Brighton Station, with a large Sainsbury's within the development. The North Laines are around five minutes away, with their independent shops, cafés, restaurants and pubs, while the city centre and seafront are also within easy walking distance.

London Road is close by, with a growing mix of independent places to eat and shop, as well as Brighton Open Market and the much-loved Duke of York's Picturehouse. With so much of the city accessible on foot, it's an exceptionally convenient part of Brighton to live in.

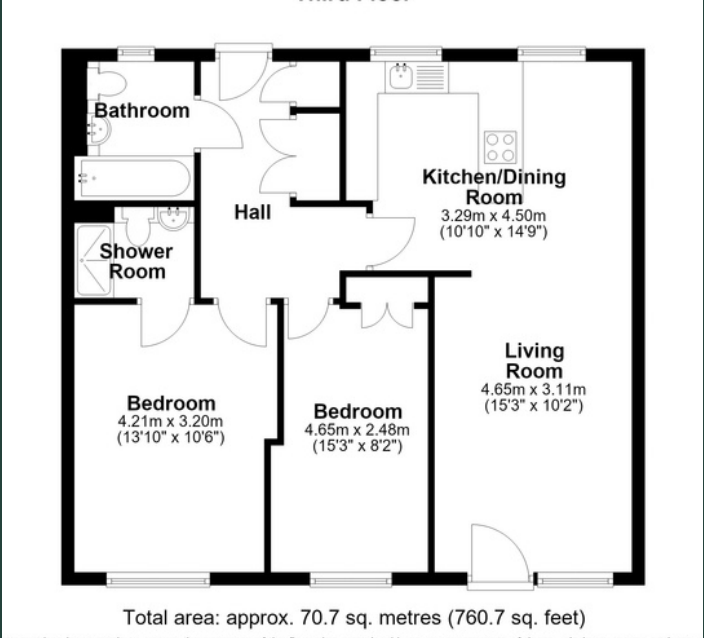
TRANSPORT LINKS

Brighton Station is just minutes from the apartment, with direct services to London Victoria and London Bridge in around an hour, as well as Gatwick Airport and destinations along the south coast.

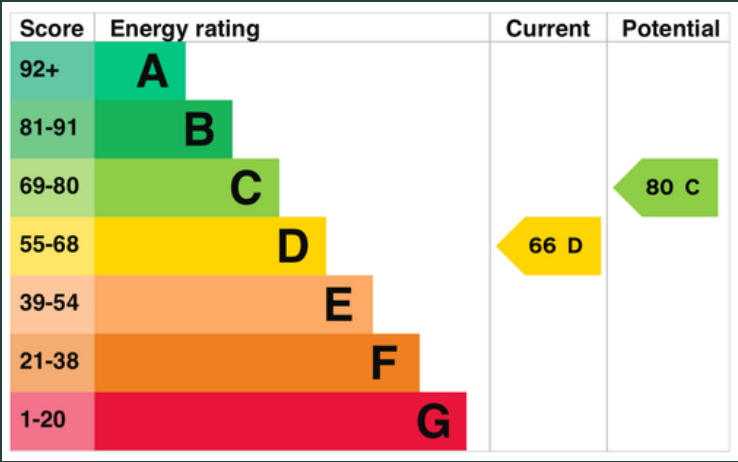
COUNCIL TAX

Band D

FLOOR PLAN



EPC



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