



Burlington Street, BN2

£275,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Burlington Street, BN2

1 Bedroom | 1 Bathroom | 1 Reception Room

A well-presented one-bedroom first-floor apartment in the heart of Kemptown, forming part of the popular St. Anne's Court development.

The property offers a generous open-plan kitchen, living and dining space, a good-sized double bedroom, modern bathroom and access to secure gated residents' parking. Ideally located within easy reach of Brighton seafront, the shops, cafés and restaurants of Kemptown and the city centre.

Yopa are delighted to offer for sale this spacious and well-maintained one-bedroom first-floor flat, situated within the popular St. Anne's Court development on Burlington Street, in the heart of Kemptown.

At approximately 462 sq ft (42.94 sq m), the apartment has a particularly generous feel for a one-bedroom property. The accommodation is centred around a bright and versatile open-plan kitchen, living and dining room. This impressive room provides plenty of space for a dining table, comfortable seating and a well-equipped kitchen, making it a sociable and practical space for everyday living or entertaining.

The kitchen is fitted with a range of white wall and base units, wood-effect work surfaces and integrated appliances, including an oven, hob and extractor, with space and provision for additional appliances. A tiled splashback and plentiful worktop and storage space complete the kitchen.

At the far end of the living room is a bright bay-style window area overlooking Burlington Street, providing plenty of natural light and creating a pleasant focal point to the room. The neutral décor and wood-effect flooring throughout the main living areas give the apartment a clean and contemporary feel.

The double bedroom is a good-sized room with ample space for a double bed and bedroom furniture. The room benefits from a large window and a small Juliet-style balcony, adding to the sense of light and space.







The bathroom is finished with contemporary grey wall and floor tiling and comprises a bath with shower over, wash hand basin and WC. The neutral finish makes the room bright, practical and easy to maintain.

The property is approached via the communal areas of St. Anne's Court and benefits from the security and convenience of a gated residents' parking area. The development is well positioned for access to Brighton's seafront and the extensive range of independent shops, cafés, bars and restaurants found throughout Kemptown.

The apartment would make an excellent first home, city base, investment property or holiday home, subject to the relevant management company permissions and any applicable restrictions regarding holiday letting.



Education:

Primary: Queen's Park Primary

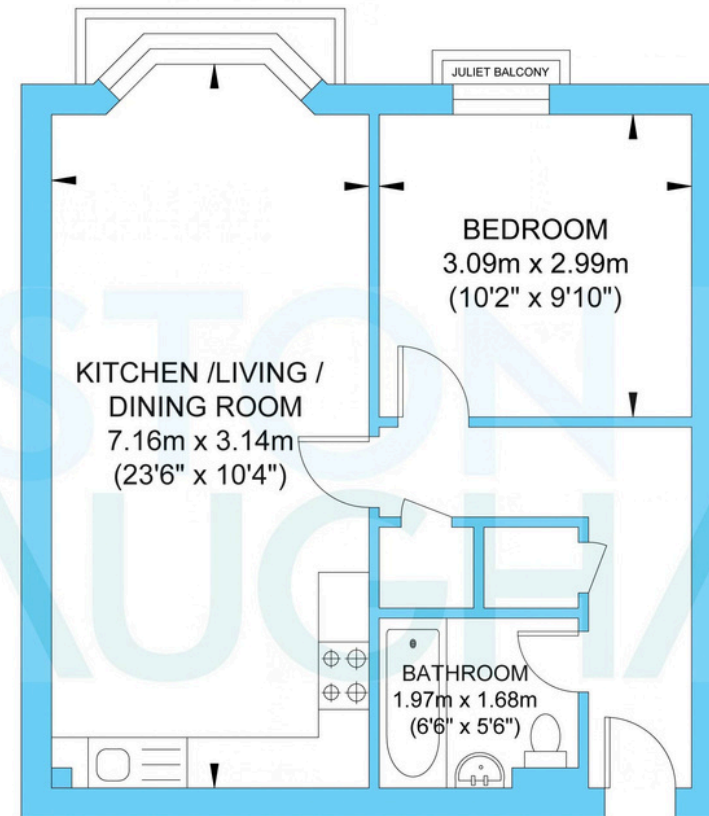
Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep, Roedean

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 opposite, and it is just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including the award-winning Brighton College. Brighton Sea Lanes open air swimming pool sits at the bottom of the road for those who don't wish to brave the sea in winter, alongside Soho House's Brighton Beach members' club for social times and networking. 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 a 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, and permit zone H has no waiting list.

Burlington Street



First Floor Flat
Approximate Floor Area
462.20 sq ft
(42.94 sq m)

Approximate Gross Internal Area = 42.94 sq m / 462.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.