



Bath Street, BN1
£280,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Bath Street, BN1

1 Bedroom | 1 Bathroom | 1 Reception Room

Situated on the ever-popular Bath Street, this delightful lower ground floor flat offers a wonderful blend of period character and comfortable contemporary living, ideally positioned within easy reach of Brighton Station and the city centre.

The property opens into a well-appointed kitchen, fitted with cream cabinetry, contrasting work surfaces, a Belfast-style sink and integrated cooking appliances. The kitchen leads through to an inviting living room, where a striking period fireplace takes centre stage, complemented by exposed wooden flooring, bespoke shelving and French doors opening onto the garden. The space provides a warm and characterful setting for both relaxing and entertaining.

The generously proportioned double bedroom features attractive wooden flooring, built-in storage and charming bay-style windows, creating a bright and comfortable retreat. Completing the accommodation is a bathroom fitted with a bath and shower over, wash basin and WC, with distinctive black-and-white chequerboard flooring adding further character.

Outside, the property benefits from a private rear garden, offering a secluded space to enjoy a morning coffee, dine outdoors or unwind away from the bustle of the city. The combination of indoor character and valuable outside space makes this an especially appealing city home.

Bath Street is ideally located for the excellent range of independent shops, cafés, restaurants and amenities that Brighton has to offer, while Brighton Station provides convenient rail connections for commuters. The city centre and its vibrant lifestyle are also within easy reach.





Combining period elegance, generous room proportions and a private garden in a highly desirable Brighton location, this appealing flat would make an ideal first home, city retreat or investment opportunity.

Early viewing is highly recommended to appreciate the character and charm on offer.





Education

Primary: St Mark's, Our Lady of Lourdes

Secondary: Varndean, Dorothy Stringer

Sixth Form: Varndean, BIMM, MET BHASVIC

Private:

Brighton College, Brighton Waldorf,

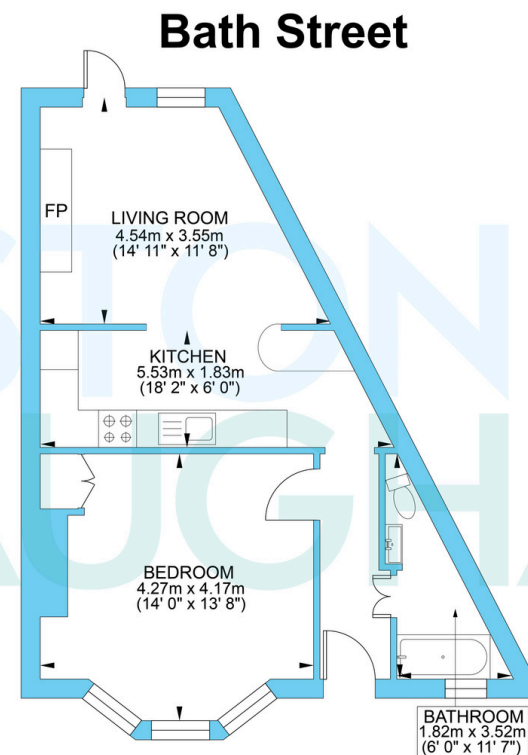
Good to Know

West Hill remains one of Brighton's most desirable residential locations thanks to its unique combination of tranquillity, architectural beauty and accessibility.

Just moments away, Seven Dials offers an outstanding range of independent cafés, restaurants, bakeries, coffee shops and everyday amenities, creating a genuine village atmosphere within the city.

Brighton Station is also within easy reach, making the property especially attractive for commuters travelling to London or Gatwick while still wanting to enjoy a central Brighton lifestyle.

The seafront, city centre and North Laine district are all easily accessible, while nearby green spaces and quiet residential roads help preserve the calm and community feel that has made Clifton Hill such a consistently popular place to live.



Lower Ground Floor
Approximate Floor Area
505.15 sq ft
(46.93 sq m)

Approximate Gross Internal Area = 46.93 sq m / 505.15 sq ft

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