



Bloomsbury Place, BN2
£275,000

ASTON
VAUGHAN

INTRODUCING

Bloomsbury Place, BN2

1 Bedroom | 1 Bathroom | Private garden

A beautifully presented one-bedroom basement flat with a private rear garden, generous living accommodation and a stylish contemporary bathroom, situated within an attractive period property on Bloomsbury Place.

This appealing property offers well-proportioned accommodation extending to approximately 622 sq ft (57.8 sq m), combining a spacious reception room with a fitted kitchen/dining room, separate utility room and a particularly generous double bedroom. A real highlight is the private rear garden, providing a welcome outdoor space to relax, entertain and enjoy during the warmer months.

Predominantly laid with artificial lawn for ease of maintenance, the garden is complemented by established climbing plants, attractive borders and colourful hanging baskets, creating a pleasant and private outdoor retreat. There is ample scope to arrange outdoor seating, making this a versatile space for morning coffee, al fresco dining or simply unwinding at the end of the day.

Inside, the reception room is a bright and welcoming space, offering plenty of room for both comfortable seating and additional furniture. The light wood-effect flooring enhances the sense of space, while the neutral walls provide a versatile backdrop for a variety of interior styles. The room comfortably accommodates a lounge arrangement, making it ideal for relaxing or entertaining friends and family.

The kitchen/dining room is arranged to provide a practical and sociable space, with a range of fitted wall and base units complemented by contrasting work surfaces and a selection of integrated cooking facilities. The room benefits from generous preparation space and ample storage, while the tiled flooring offers a durable and practical finish. There is also space for a dining table and chairs, allowing the kitchen to function as a useful everyday dining area. A window provides natural light, and the overall layout makes efficient use of the available space.

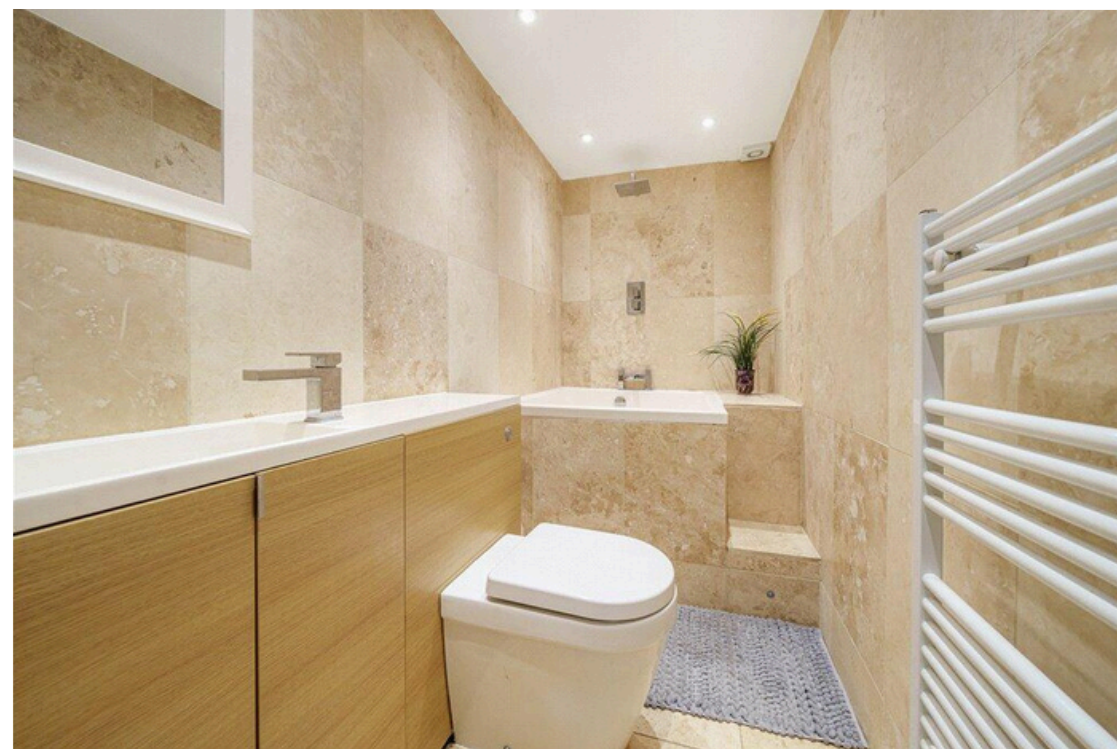
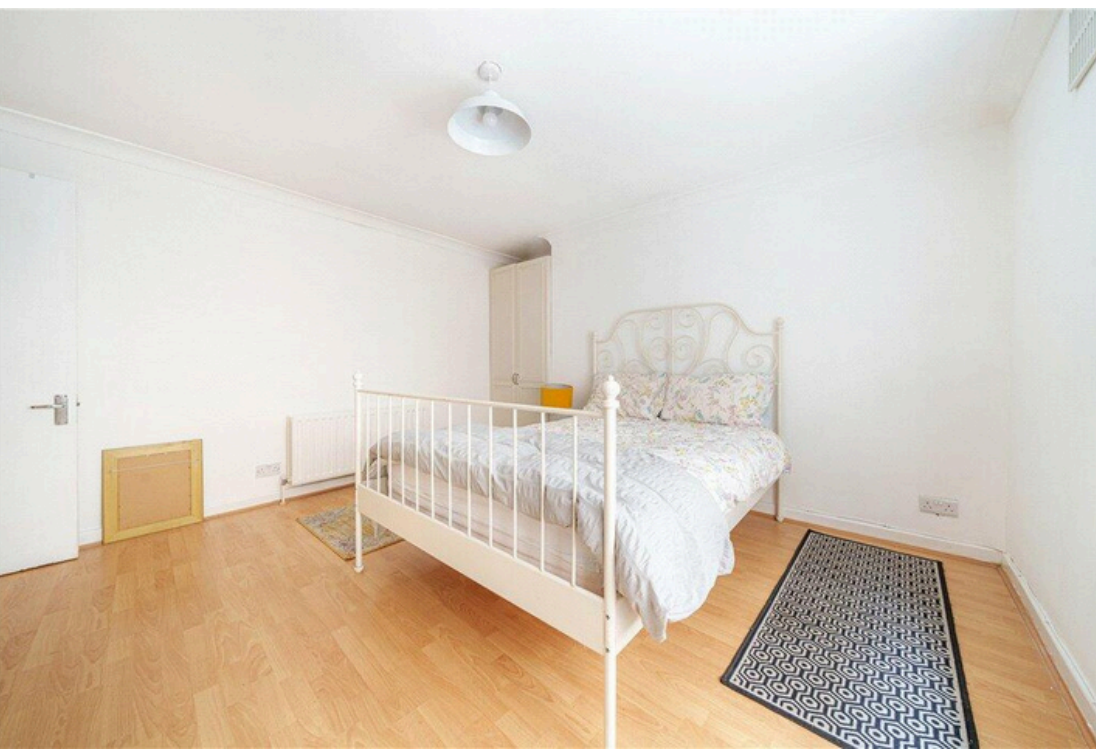




Adjoining the kitchen is a separate utility room, an especially useful addition that provides further space for laundry appliances, household essentials and general storage. This helps to keep the main kitchen area uncluttered and enhances the practicality of the accommodation.

The double bedroom is another notable feature, offering generous proportions and ample room for a double bed, bedside tables and additional bedroom furniture. A fitted wardrobe provides useful storage, while the light wood-effect flooring and neutral décor create a calm and comfortable atmosphere. The room's generous dimensions allow for a flexible furniture arrangement, making it a relaxing space to retreat to at the end of the day.

Completing the accommodation is a contemporary bathroom finished in attractive neutral stone-effect tiling, creating a clean and cohesive appearance. The suite comprises a bath with overhead shower, wash basin set within a fitted vanity unit and WC, with a heated towel rail adding a practical finishing touch. Recessed ceiling lighting enhances the modern feel, while the fitted cabinetry provides valuable storage and helps maintain a neat, streamlined appearance.







Education:

Primary:

Queens Park Primary, St Lukes Primary

Secondary:

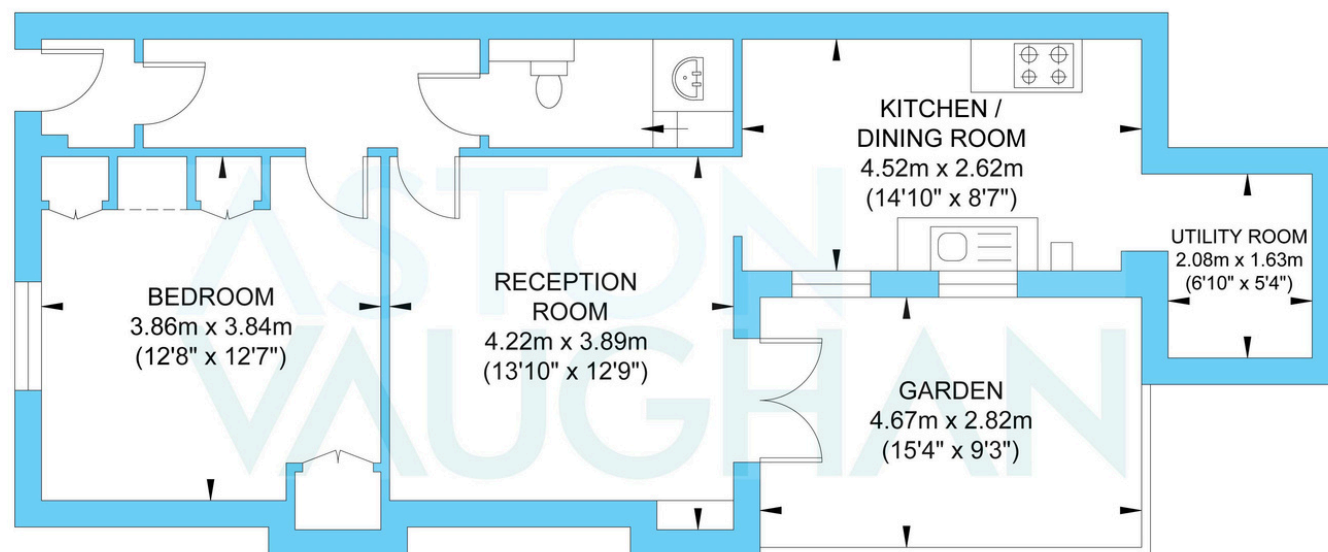
Varndean, Dorothy Stringer, Cardinal Newman RC

Private:

Brighton College, Lancing College, Windlesham School

Good to Know:

The relaxed culture of Kemp Town Village is just moments around the corner from this sunny apartment. Here you'll find delicatessens, restaurants, foodie pubs and cafes, alongside boutiques and vintage shops. The beach is on your doorstep and is quieter this side east of the pier. Sea Lanes outdoor swimming pool is open all year round and Soho House's Brighton Beach House has opened within walking distance of this property. It also sits within minutes of The Amex Business Centre, Brighton Law Courts and the RSC Hospital as well as the historic heart of the city where you'll find theatres, museums and the bohemian North Laine Shopping District. Brighton Station is 30 minutes on foot (10-minute cycle) or a short bus ride away, with its fast service to Gatwick and London, and there's no waiting list for this parking zone. With flexible living spaces, beautiful features and a fantastic coastal location, this property will appeal to families, investors and professionals alike.



Lower Ground Floor
Approximate Floor Area
622.15 sq ft
(57.80 sq m)

Approximate Gross Internal Area = 57.80 sq m / 622.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.