

Percival Terrace

Brighton

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AUCTIONS
COMMERCIAL



Percival Terrace Brighton



2

BEDROOM

1

RECEPTION

1

BATHROOM

About the property

GUIDE PRICE £375,000 - £400,000

A beautifully refurbished two-bedroom Regency apartment enjoying magnificent sea views, occupying a prime position just moments from Kemptown seafront within one of Brighton's most distinguished Regency terraces.

Meticulously renovated by the current owners, the apartment has been finished to an exceptional standard, with a carefully considered interior that complements its elegant period architecture. A welcoming entrance hall leads to the magnificent reception room, where soaring ceilings and impressive floor-to-ceiling curved bay windows create an immediate sense of grandeur. Opening onto a charming wraparound balcony, the room is bathed in natural light while framing uninterrupted views across the seafront.

The adjoining kitchen is beautifully appointed with quality Bosch appliances and bespoke cabinetry, seamlessly connected to the reception via an elegant archway. Rich wood flooring flows throughout the principal living spaces, enhancing the apartment's refined aesthetic.

Both double bedrooms are peacefully positioned to the rear, featuring high ceilings, large sash windows and fitted wardrobes. The central hallway echoes the home's Regency character with graceful archways and excellent built-in storage, while the stylish shower room has been finished with the same attention to detail found throughout the property.

Located just steps from the beach and the vibrant heart of Kemptown Village, the apartment is perfectly placed to enjoy an outstanding selection of independent cafés, bakeries, delicatessens, wine bars, restaurants and everyday amenities. Brighton Marina is also close by, offering further leisure, dining and shopping options. The regenerated seafront is home to Sea Lanes, Yellow Wave beach sports, beachfront cafés, wellness studios and coastal walks, making this an exceptional opportunity to embrace Brighton's sought-after seaside lifestyle.







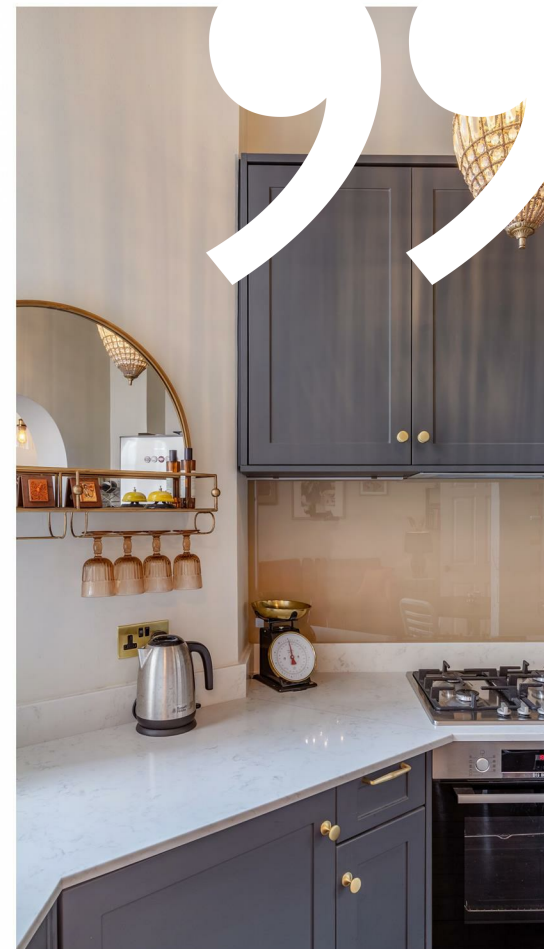
What the owner says

What the owner says:

We chose this end of Kemp town for its quieter pace, yet just around the corner are shops and restaurants and it's just across the street to the beach and the "reading room" cafe.

The undercliff walk is nearby which leads all the way to Rottingdean passing a few sandy beach spots on the way. This end of the beach is never overcrowded and has much more of a locals vibe.

We love the high ceilings. Having a balcony large enough for a table and chairs is great for contemplating the ocean view. The block is always well managed and the communal areas are always clean and tidy.



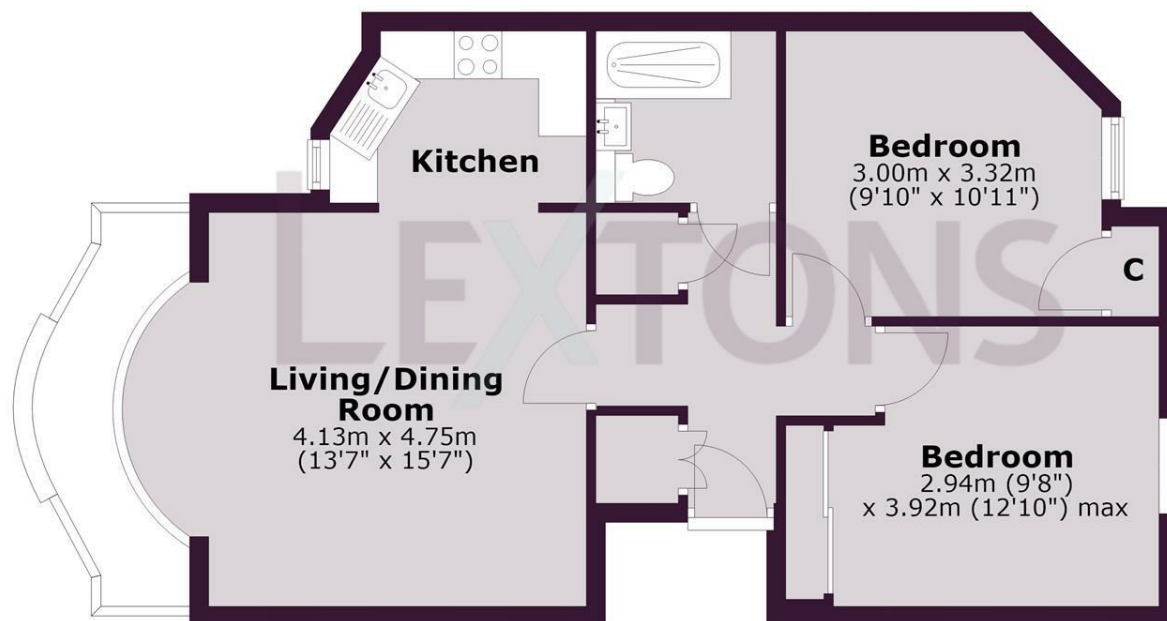
SCAN HERE TO OFFER ON THIS PROPERTY





First Floor

Approx. 54.2 sq. metres (583.8 sq. feet)
(excluding Balcony)



Total area: approx. 54.2 sq. metres (583.8 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	