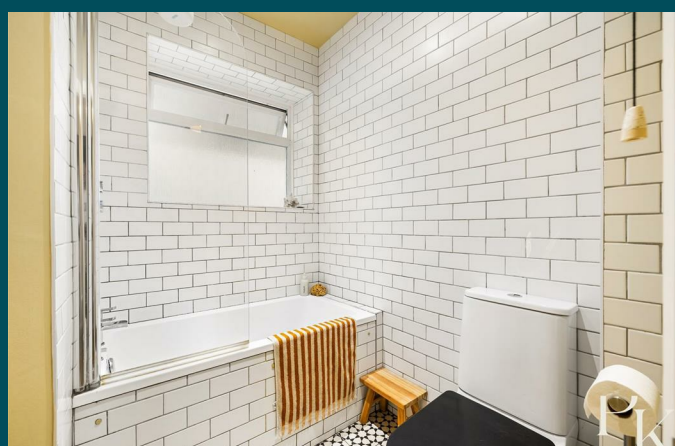




31 Compton Avenue

Brighton, BN1 3PT

Offers over £475,000

A beautifully proportioned and exceptionally spacious two-bedroom garden flat, occupying the lower-ground floor of an attractive period building on sought-after Compton Avenue. Extending to approximately 1,021 sq ft, the property combines generous room sizes and period character with stylish contemporary interiors, while a substantial private rear garden provides a rare sense of space in the heart of Brighton.

The accommodation is particularly impressive in scale. At the front, the principal bedroom is a superb room measuring 19ft in length, with a wide bay window, original-style fireplace and extensive fitted wardrobes. High ceilings, stripped wooden floors and an abundance of natural light enhance the feeling of space throughout.

At the heart of the home is an outstanding living room, extending to over 16ft and providing ample space for both relaxing and entertaining. Its generous proportions allow for substantial seating without compromising the open feel of the room, while French doors provide a direct connection to the garden.

The kitchen is sleek and understated, with a long run of contemporary white cabinetry, integrated appliances and extensive worktop space. Beyond is a separate dining area, creating a sociable arrangement while retaining a degree of separation between the kitchen, dining and main living spaces.

Positioned to the rear is the second double bedroom, alongside a well-appointed bathroom and useful built-in storage. The layout also incorporates an additional entrance hall and further storage, making excellent use of the apartment's considerable footprint.

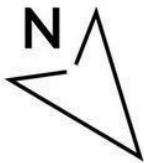
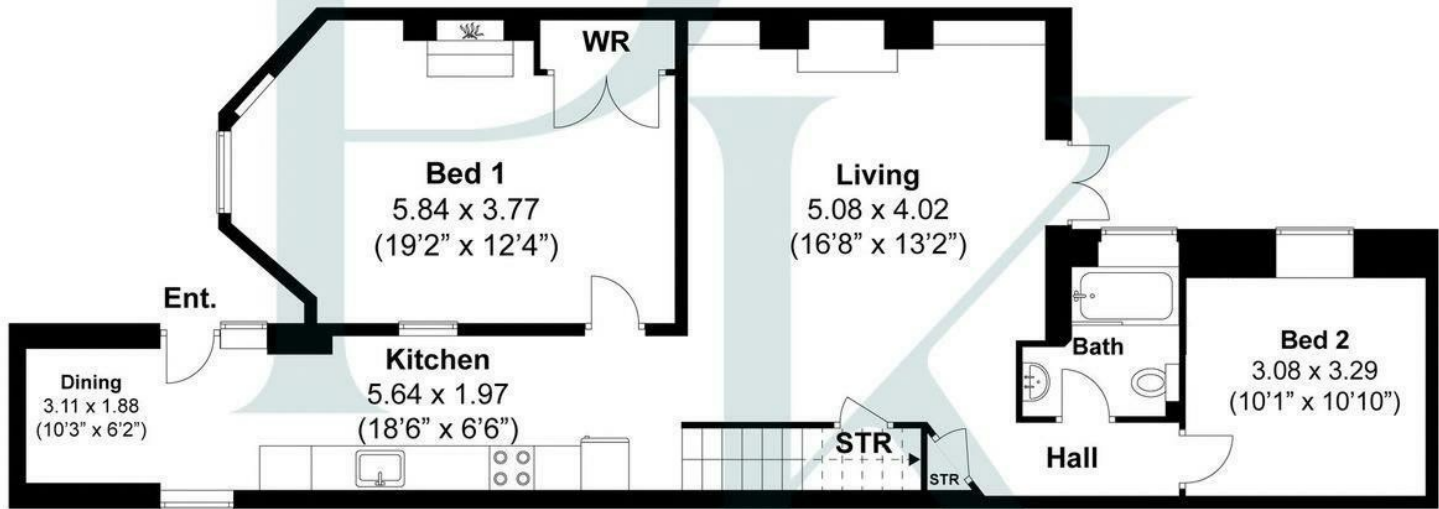
Outside, the private rear garden is a genuine highlight. Unusually generous for a central Brighton apartment, it offers a substantial paved entertaining area surrounded by mature planting and established greenery, creating a wonderfully secluded setting for outdoor dining and relaxation.

The result is a distinctive period home with the proportions of a much larger property: over 1,000 sq ft of versatile accommodation, two genuine double bedrooms and an exceptional private garden, all set within one of Brighton's established residential avenues.



Compton Avenue, Brighton

Approximately 94.9 sqm (1021 sqft)



Disclaimer:
The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
		65
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Pearson
Keehan