



Eaton Place, Kemp Town, Brighton

£575,000

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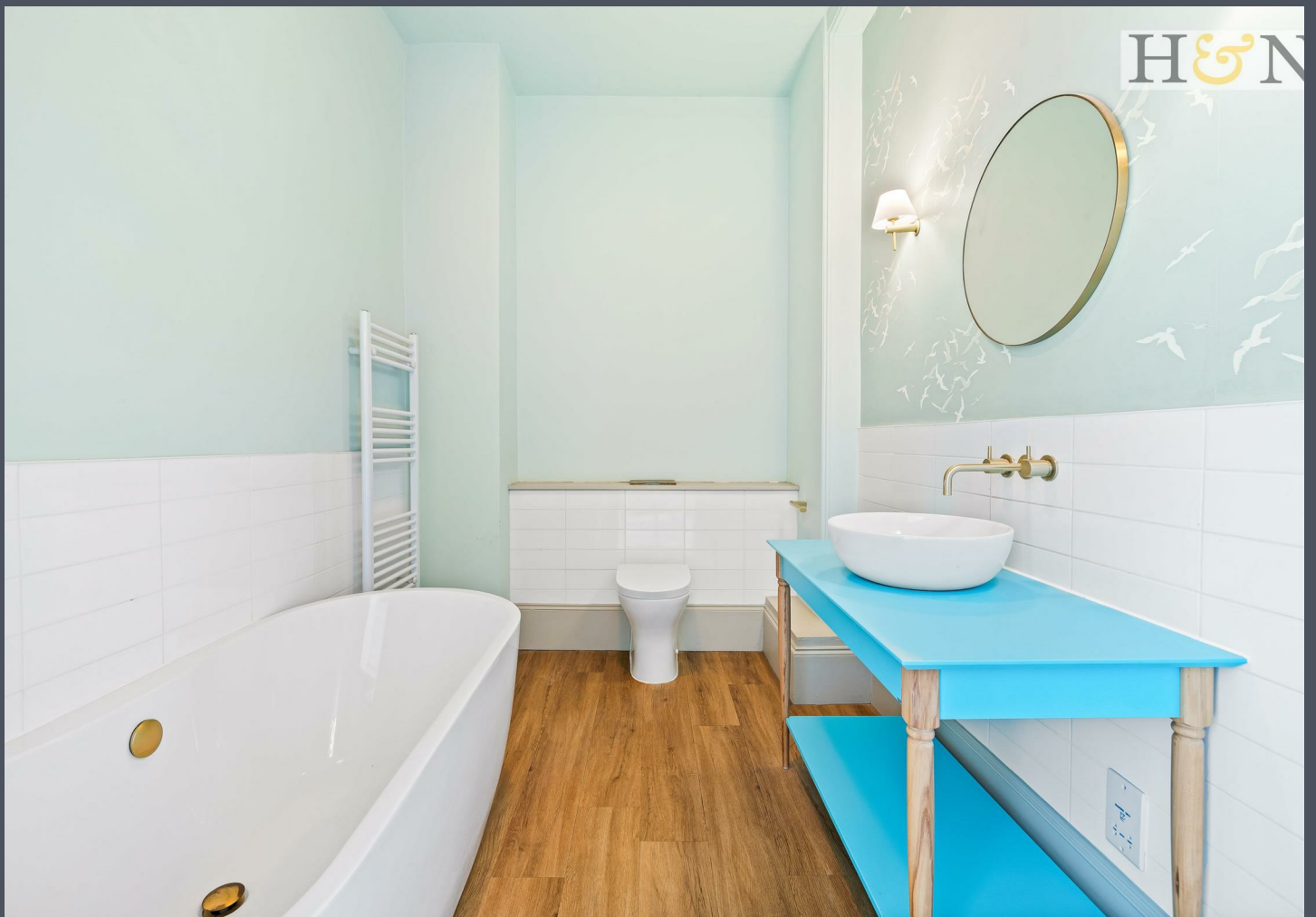
EST. 1990







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Eaton Court, Eaton Place, Kemp Town, Brighton, BN2 1EG

An incredibly characterful property, this split level third floor, recently renovated apartment is situated in a period building within the prestigious Eaton Place. This property offers a unique blend of historic charm and modern convenience. Located in a conservation area, this property is just moments from the seafront, allowing residents to enjoy the vibrant coastal lifestyle.

Upon entering this delightful home, you are welcomed by a spacious central hall that leads to three generously sized double bedrooms and two well-appointed bathrooms. One of the bedrooms boasts an adjacent walk-in wardrobe, ensuite and features a period bay window, providing lovely views of the sea, adding to the character of the property.

The open-plan reception room is a true highlight, featuring dual aspect windows that fill the space with natural light. The living area has a bay window with sea views and in the kitchen there is a west aspect window, the contemporary fitted kitchen is equipped with modern appliances, including an integrated Zanussi dishwasher and washing machine, there is also an eye-level oven and grill and five-ring gas hob, making it a perfect space for culinary enthusiasts.

Ample built-in storage throughout the flat ensures that practicality is not compromised, while the absence of an onward chain makes this property an attractive option for prospective buyers. This characterful flat is an exceptional opportunity for those seeking a stylish home in a prime location, combining the best of Brighton's historic allure with the comforts of modern living.

Location

Eaton Place is located in the very heart of Kemp Town Village and within the East Clifton Conservation Area. Located between Eastern Road and the Kemptown seafront, it offers quiet residential living, yet is only a short walk from Kemptown Village's vibrant cafes, shops and bars.

The property is just moments away from the seafront and the bustling café culture of St George's Road. Kemptown offers an array of independent shops, cafes, vintage and antiques stores, restaurants and bars, the amenities of St. James's Street and Edward Street that includes the highly regarded Verdict Jaz Club are all also easily accessed from this location.

The main bus routes can be found on the A259 coastal road, Eastern Road and St George's Road, providing direct access to Brighton city centre, Brighton Marina and coastal towns and villages. Brighton station is approximately 1.5 miles in distance, for those needing to commute, regular bus services are situated close nearby, providing access to all parts of the city and beyond.

Well regarded nursery, primary and secondary schools service the area, including Brighton College and Roedean School. In addition to the wonderful Madera Drive with the popular Reading Room café and Beach Bars, there is also the charming Queens Park with pond and ancient trees.

Additional Information

(Outgoings as advised by our Client)

EPC rating: C

Internal measurement: 1,603.82 Square feet / 149 Square metres

Tenure: Leasehold, 102 years remaining on the Lease

Service charges: Available upon request.

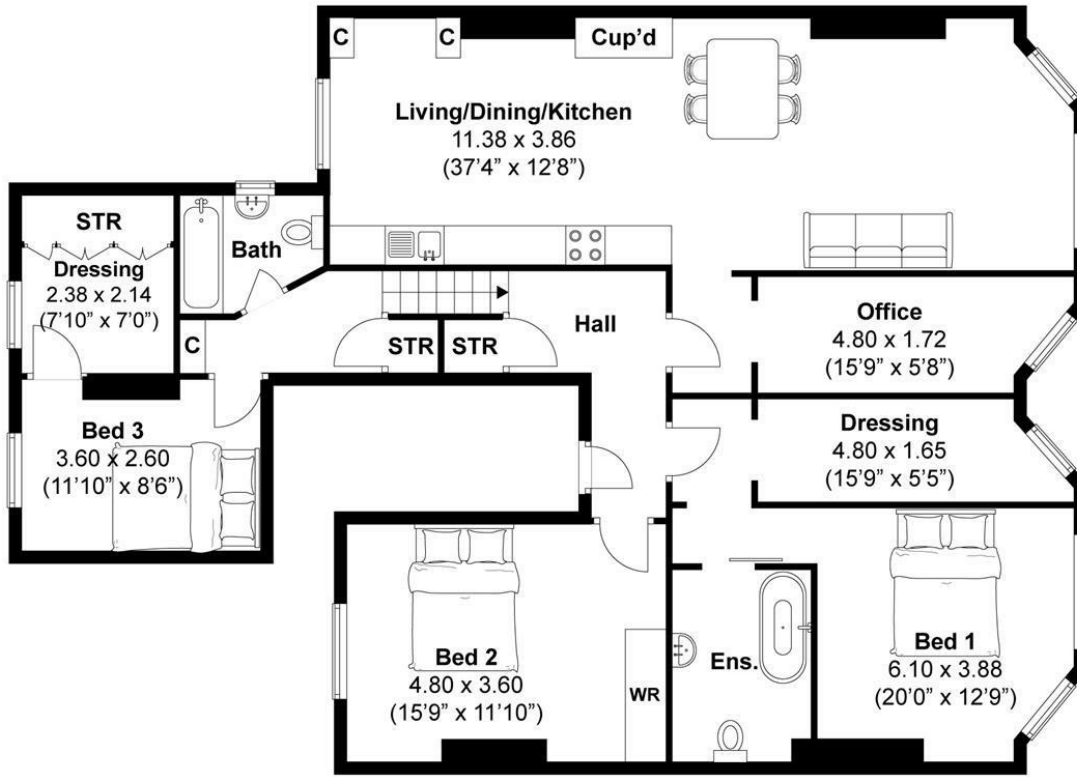
Council tax band: D

Parking zone: H





Eaton Place, Brighton
Approximately 136 sqm (1468 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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