



Trafalgar Court, BN1

£325,000

ASTON
VAUGHAN

INTRODUCING

Trafalgar Court, BN1

2 Bedrooms | 1 Bathroom | Modern Kitchen

The real centrepiece of the apartment is the impressive open-plan kitchen, living and dining room. With attractive light wood flooring, recessed lighting and plenty of room for both living and dining furniture, this is a fantastic space for entertaining or simply relaxing at home.

The contemporary kitchen is arranged along one wall, featuring dark wood-effect cabinetry, contrasting grey metro-tiled splashbacks, integrated cooking appliances and a substantial central island with breakfast bar seating. The open-plan arrangement creates a sociable and practical living environment, with two windows providing natural light.

Both bedrooms are generously proportioned doubles, offering excellent flexibility for a variety of buyers. The principal bedroom benefits from three Velux-style windows, creating a bright and airy feel, while the second bedroom provides ample space for a double bed and additional furniture. Both rooms are neutrally decorated and carpeted, providing a blank canvas for a new owner to make their own.

A particularly spacious central hallway connects the accommodation, with two useful built-in storage cupboards providing valuable additional storage. The bathroom is finished with neutral tiling and comprises a panelled bath with overhead shower and glass screen, a contemporary wall-mounted wash basin and WC.

Situated within Trafalgar Court, the apartment enjoys an enviable position for experiencing everything Brighton has to offer. The independent boutiques, coffee shops, restaurants and bustling streets of the North Laine are close by, while Brighton railway station is within easy reach, providing excellent connections towards London and beyond. The seafront, The Lanes and the city's extensive shopping and leisure facilities are also conveniently accessible.

Offering an excellent amount of internal space for such a central location, this apartment presents an exciting opportunity for first-time buyers, professional couples, commuters or investors looking for a well-proportioned property in one of Brighton's most convenient locations.



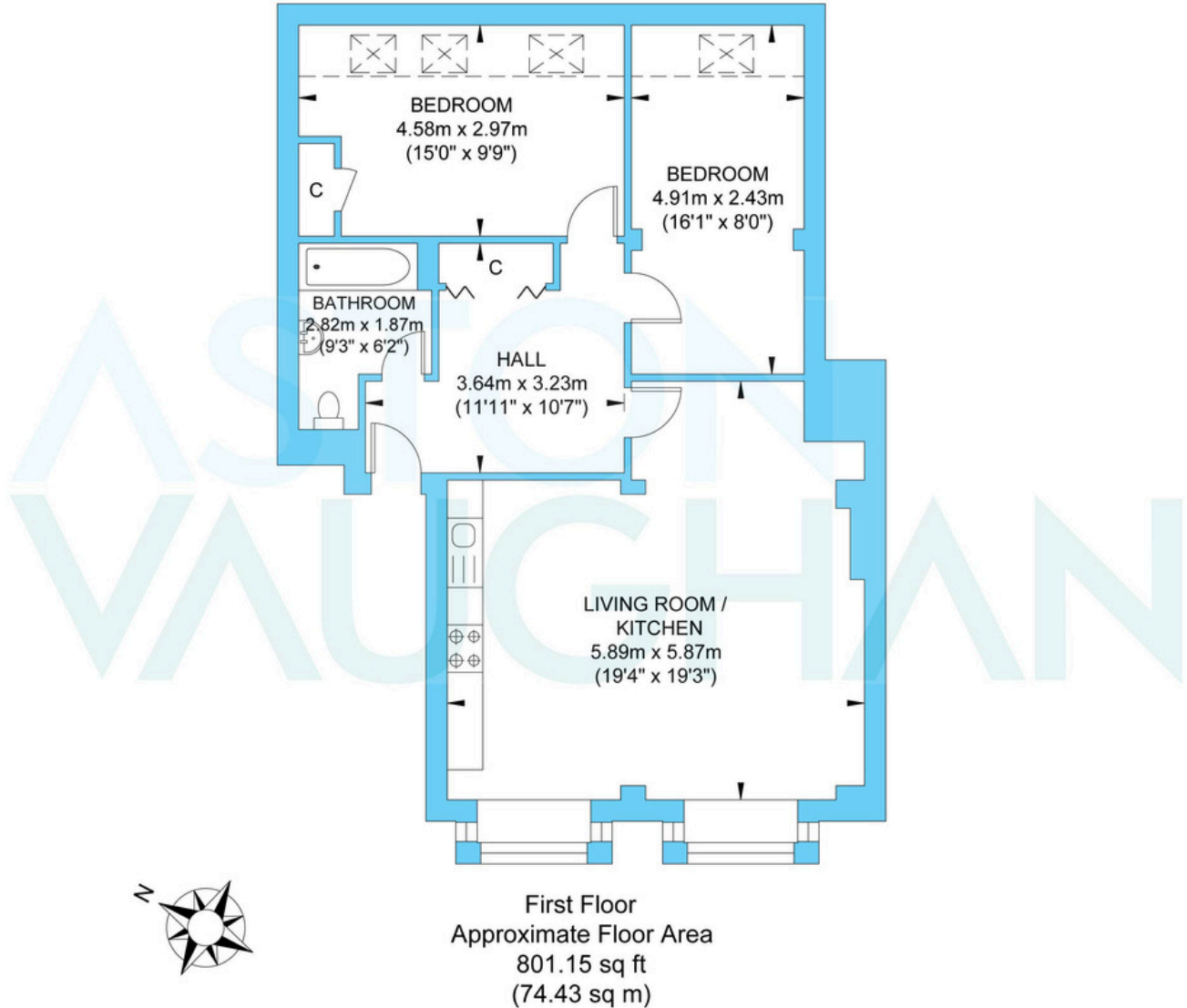




Good to Know:

Brighton is now a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this home.

The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the South Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also close to several bus routes serving the city centre, coast and Brighton station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far, and permit zone H has no waiting list .



Approximate Gross Internal Area = 74.43 sq m / 801.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.