



Eaton Place, BN2  
Guide Price £270,000

**ASTON**  
**VAUGHAN**

## INTRODUCING

# Eaton Place, BN2

1 Bedrooms | 1 Bathroom | Great Location

Nestled within the highly desirable Kemptown area, this charming one-bedroom flat at 20 Eaton Place presents an exceptional opportunity for a variety of buyers. Situated on an attractive Regency terrace, the property benefits from the architectural elegance of its period building, offering a quintessential Brighton living experience.

Upon entering, you are greeted by a well-presented interior that maximises its space effectively. The heart of this home is its open-plan living and dining area, seamlessly integrated with a compact, yet fully fitted kitchen. This thoughtful layout creates a sociable and inviting atmosphere, perfect for both relaxing and entertaining. The kitchen, while modest in size, is equipped with essential appliances and provides ample storage, making it highly functional for everyday use.

The flat comprises a comfortable double bedroom, offering a peaceful retreat. Adjacent to this is a well-appointed bathroom, featuring modern fixtures and fittings. The overall presentation of the property is excellent, requiring no immediate work and allowing new owners to move straight in and enjoy their new surroundings.

One of the most compelling aspects of this property is its prime location. Residents will find themselves just moments away from Brighton's iconic seafront, offering stunning coastal walks and vibrant beach life. Kemptown itself is renowned for its eclectic mix of independent cafés, boutique shops, and local amenities, all within easy walking distance. The area boasts a lively community feel, combined with convenient access to Brighton city centre and excellent transport links.



This flat represents an outstanding proposition for first-time buyers looking to step onto the property ladder in a prestigious location. It also serves as an ideal pied-à-terre for those seeking a stylish bolt-hole by the sea, or a shrewd investment opportunity in Brighton's consistently strong rental market. The fixed price of £270,000 makes this an attractive and transparent offering.

With its blend of period charm, modern convenience, and an unbeatable Kempdown address, early viewing is highly recommended to fully appreciate all that this delightful property has to offer. Contact our estate agent today to arrange your visit and avoid disappointment.





**Education:**

**Primary:** Queens Park Primary School, Middle Street Primary

**Secondary:** Varndean and Dorothy Stringer, Cardinal Newman RC

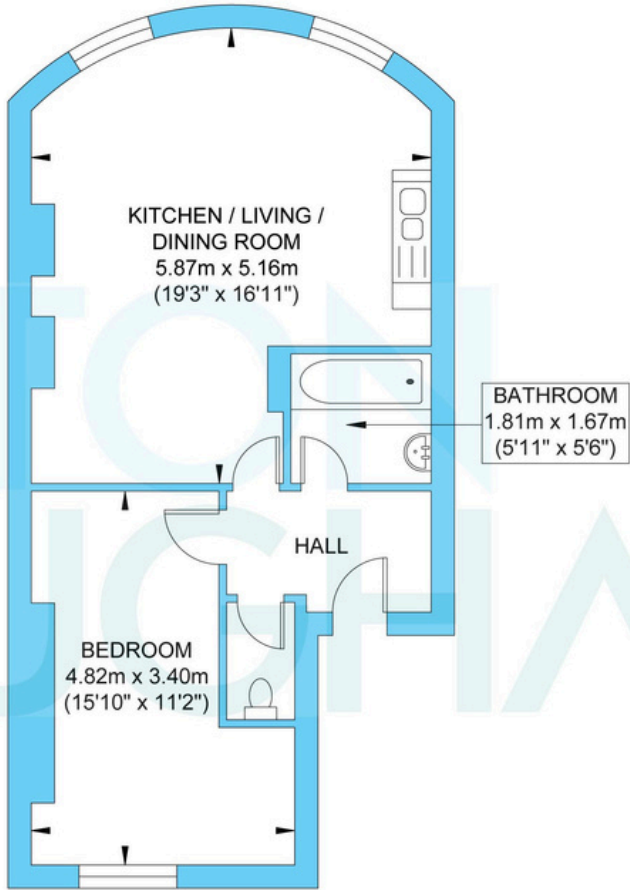
**Private:** Brighton College and Prep, Montessori School

**Good To Know:**

During the 19th Century, Thomas Kemp came down to Brighton with eminent architects Busby and Wilds. Together they transformed the coastline, inspired by Nash's regal homes in London. 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 Grade II listed home.

The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including The Steiner and the award-winning Brighton College. 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

**Eaton Place**



Top Floor Flat  
Approximate Floor Area  
519.14 sq ft  
(48.23 sq m)

Approximate Gross Internal Area = 48.23 sq m / 519.14 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.