



ASTON
VAUGHAN
Sales and Lettings

Atlingworth Street, Brighton, BN2
£300,000 - £325,000

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INTRODUCING

Atlingworth Street, BN2

2 Bedrooms | 1 Bathrooms | 1 Living Room
467 Sq Ft | Kemp Town

Spanning the entire second floor of an elegant Victorian townhouse in Brighton's fashionable Kemptown district, this stylish two-bedroom flat feels peaceful and is filled with natural light from east to west. It has been redecorated throughout using a contemporary palette, picking out the original woodwork features in olive-grey against calico walls. New carpets have been laid and the fittings within the bathroom and kitchen are on trend, so you can move straight in or let it out immediately with ease.

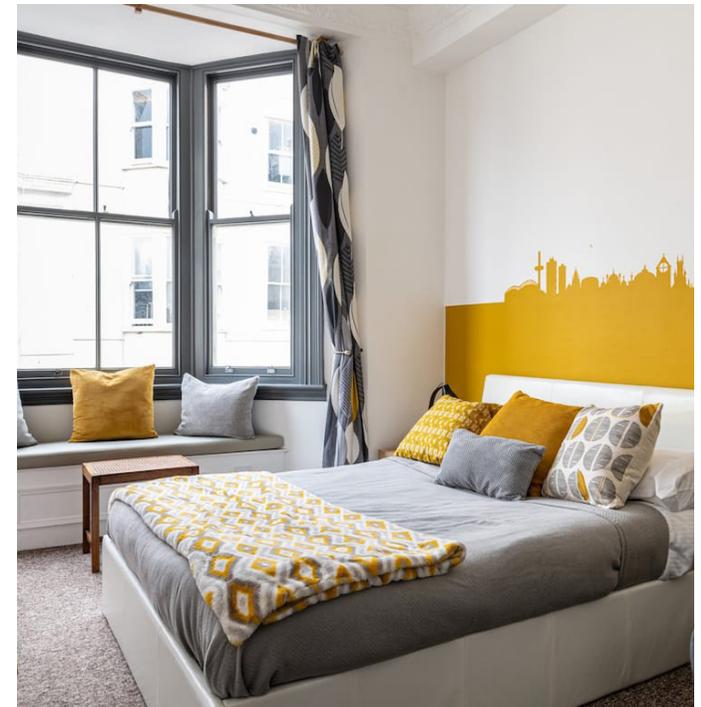
You can see the sea at the end of the road from the front door which opens to the communal hallways and stairs to your floor. Stepping inside, it is clear the space has been curated by those with a respect for period properties and an eye for interiors, creating a space which is both fun and homely. Originally a Victorian townhouse, the flat enjoys the high ceilings of the era and has retained its sash windows, architraves and some wall panelling below the bay windows.

There is ample space within the living room for formal dining and relaxed seating, with the kitchen conveniently adjoining. It is streamlined with handle-free cabinetry and an integrated oven and hob leaving space for other appliances, and plenty of surface space for the keen cook.

Both bedrooms are beautifully appointed with bedroom two offering space for a small double bed or a desk as a generous home office with oblique sea views. The principal room is a larger double room with a tranquil window seat within the bay to watch the world go by or read, and a modern dado rail mural of the city's iconic coastline adorns the wall behind the bed.

Both rooms have easy access to the bathroom lined in warm slate tiles with wooden accent features and a gleaming white bath suite with a shower over it.

- Fashionable Kemptown location
- Close to the seafront
- Excellent transport links
- Stylish interior
- 2 bedrooms
- City Centre access
- Council Tax Band B and Parking Zone H





LOCATION GUIDE

Good to Know

Shops: Kemp Town Village 2 minutes

Train Station: Brighton mainline 15 minutes by bus

Seafront or Park: Seafront 60 seconds walk, Queen's Park 10 minute walk

Education

Primary: Queen's Park Primary

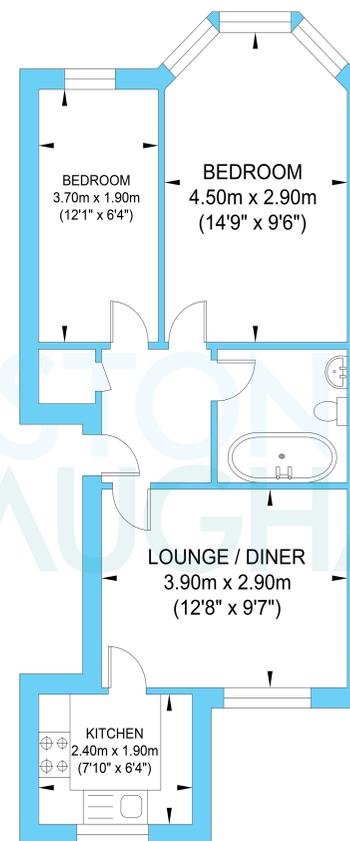
Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Sixth Form: Brighton College and Prep, Roedean

Private: Brighton College, Brighton & Hove Girls

Brighton is 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 period property. The beach is opposite, and it is just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinema, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It is 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..

Atlingworth Street



Approximate Floor Area
467.15 sq ft
(43.40 sq m)

Approximate Gross Internal Area = 43.40 sq m / 467.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.