

LEASEHOLD



Apartment (EPC Rating:)

10A BRISTOL ROAD, BRIGHTON, BN2 1AP

Offers In Excess Of

£325,000

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton

Three mins walk from the sea in fashionable Kemptown Village, this fabulous 2 bedroom maisonette is ideal as a home, investment or lock up and leave with the hospital a 5 minute walk and the station to the airport and London easy to reach. Above commercial premises, inside has a stylish finish and the private open plan living/dining room/kitchen offers a sociable lifestyle, the bathroom has a luxury finish and both double bedrooms are ready to move into. An exclusive location, The Village has a relaxed cafe culture, a choice of restaurants and bars, (and a new Lido on the beach) whilst 15 minute seafront stroll or along St James's Street (which hosts Pride) takes you either to the cultural heart of the city or waterfront restaurants of the Marina.

- Kemptown Village
- Stylish finish
- 3 mins walk to sea
- 5 mins walk to hospital
- Good transport links
- Royal Pavilion 15 mins walk
- Permit zone C no list
- Council tax band B

Looking over the tree lined village 'square', there is ample local permit parking with no waiting list, although there are plenty of buses going into or out of the city. The village amenities include an independent butchers, a bookstore, a pharmacy and small Co-Op which opens early and shuts late if you commute or work at the hospital.

Inside is stylish but also easy to live in with a practical tiled hallway with storage and upstairs, the contemporary bathroom is good to go with a shower above the bath and stylish finish. On the first floor, the inviting open plan living space is lined with windows, the one to the east with a window seat where you can enjoy the sunshine and the open view along St George's Road. There's plenty of space for a sofa and dining table the streamlined kitchen doesn't dominate the whole area tucked behind a peninsular island. A classic kitchen which won't date with lots of storage, integrated appliances include an electric hob and oven beneath a hood and a fridge, and there is plumbing for a washing machine.

At the top, there's an airing cupboard on the landing and ahead, the first of the double bedrooms is light and airy with pretty, painted panelling and fitted shelving above a study area. Next door the second bedroom is also a comfortable double room with

space for working by the big window at the far end which frames a characterful view.

EPC: E

Tax Band: B

Vendor's Comments:

"This spacious maisonette has plenty of local permit parking as well as easy access to almost 24hr transport links to the stations and airports. The location's hard to beat with something for everyone within walking distance whatever your mood – the sea, yoga, beach bars, clubs, cafés, restaurants, cinemas and art venues. The Village is a great place to live but also attracts young professionals and students who want to rent in this fashionable location."

Good to Know:

Village shops on the doorstep

St James's Street 5

Georgian Lanes 15 on foot

Trains 15 minutes by bus, 25 on foot

Seafront 3 mins

Queen's Park 5 mins

Village employers: Brighton College, County Hospital Amex, Legal Centre within 15 min walk

Education:

Queen's Park Primary (good), St Luke's Primary (outstanding)

Varndean High School or Dorothy Stringer

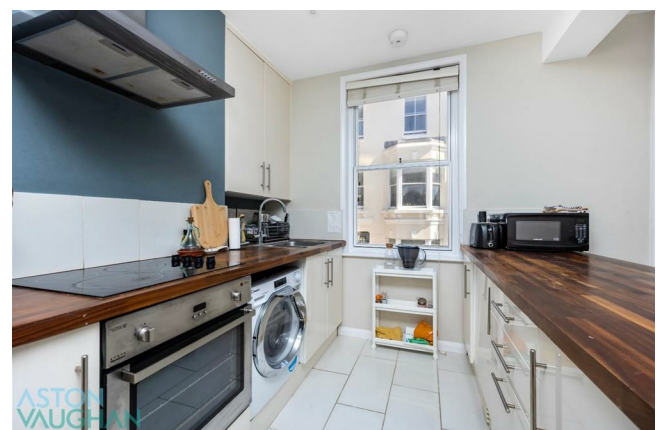
Varndean 6th Form College, BIMM, MET, BHASVIC

Private schools: Brighton College, Brighton Waldorf School, Roedean

Location Guide:



Kemptown Village is one of the most fashionable locations in the city, bordered by beaches with beach bars, volleyball courts, yoga centre and fantastic Lido. Famous for its al fresco lifestyle, specialist shops and a farmer's market it also has a Co-Op, post office and chemist. Between the pier, the horse racing course and waterfront restaurants of the Marina, the theatres and Lanes of central Brighton are all within a 15-20 minute walk by the sea or past the vibrant bars and restaurants of St James' Street (which also host Pride). Bus routes cover the whole of Brighton & Hove, and the proximity to Brighton train station with its fast link to Gatwick and London makes commuting - or letting-feasible. For those who need a car, both the A23/27 and coast road are nearby.



Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.