



Egremont Place, BN2

£280,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Egremont Place, BN2

1 Bedroom | 1 Bathroom | Own Private Entrance
420 sq ft | Close to Queen's Park and Kemptown
Successful Ongoing Holiday Let

Step into this beautifully renovated one-bedroom apartment, perfectly situated close to Queen's Park and Kemptown Village. Nestled on the lower ground floor of a stylish townhouse, surrounded by charming cafés, this apartment features a private west-facing patio and its own street entrance, providing both convenience and privacy. Currently operating as a successful holiday let, new owners can effortlessly continue this venture. With no onward chain, this property is an excellent opportunity for first time buyers, weekenders, and buy-to-let investors.

With its own street entrance and traditionally tiled steps, the flat feels private. Inside, it's bright and airy due to garden access at the rear and its elevated position at the front. The bedroom is a charming double with fresh white walls and limed oak flooring, providing ample space for a king bed and freestanding wardrobes in the alcoves.

At the end of the hallway, the open-plan kitchen and living area offer a spacious and modern setting for cooking, relaxing, and dining, extending effortlessly to the patio in warmer weather. The kitchen boasts sleek cabinets, integrated appliances, and pale stone countertops with brick tile splashbacks, all complemented by neutral tones and pale oak flooring. Despite fitting a dining table and sofas, the room remains airy, and the patio adds extra living space in summer. A door from the living area leads to a charming, decked garden perfect for outdoor furniture and plants, providing a serene retreat for alfresco dining and relaxation and the modern bathroom features a wet-room rainfall shower.

This property represents an outstanding, ready-made investment opportunity, allowing the new owner to effortlessly take over and continue its successful operation. Currently generating an impressive average annual income of £29,100, it offers a seamless transition and immediate return on investment.





OWNER'S THOUGHTS

"This property has been a brilliant rental for me. As someone who's lived in the area for a while, I can tell you it's also a wonderful place to call home. The beach and shops are right on your doorstep, and Kemp Town has a lovely sense of community that makes it truly special. It's no surprise so many people are drawn to live here."

LOCATION GUIDE

Shops: Kemp Town Village 2 minutes

Station: Brighton mainline 20 min walk

Seafront or park: Seafront 2 minutes, Queen's Park opposite

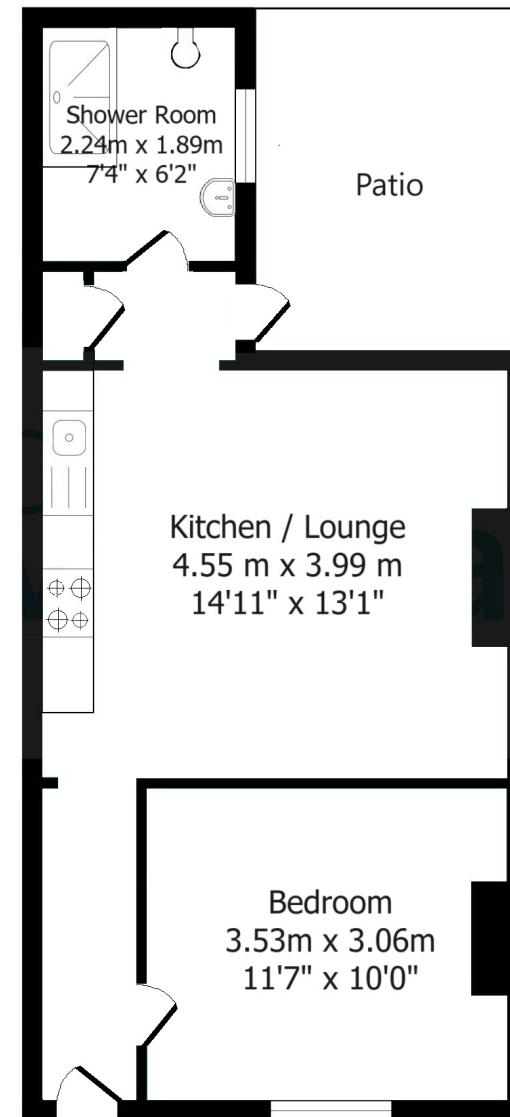
Education:

Primary: Queen's Park Primary

Secondary: Varndean or Dorothy Stringer

Private: Brighton College

Queen's Park offers a relaxed atmosphere with friendly dog walkers, joggers, and families enjoying the green spaces, pond, playground, and cafés, along with nearby organic shops and bistro pubs. It's ideal for professionals due to good schools within walking distance and proximity to Kemptown, which features beaches, law courts, Amex, hospitals, and a bohemian café culture. The cultural heart of the city, North Laine, and the Marina are easily accessible on foot, by bus, or cab. For travelers, the mainline station with fast links to Gatwick and London is about 15 minutes by bus, and there's no waiting list for C zone parking.



Approximate Gross Internal Area = 39.11 sq m / 420.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.