

LEASEHOLD



Apartment (EPC Rating: )

## FLAT 3, 2 CHARLOTTE STREET, BRIGHTON, BN2 1AG

Guide Price

**£249,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



1



1



1



# 1 Bedroom Apartment located in Brighton

Between the sea and the fashionable, al fresco lifestyle of Kemptown which hosts Pride, this spacious 1 bed apartment within an iconic, Regency terrace comes with glorious views of the sea from its sunny balcony. A great first buy or investment within 10 mins walk of the famous Lanes, the local beaches have a Soho House, a Lido and bars, and Brighton's direct trains to London are just a few mins by cab. Inside, ceilings soar and the layout of this sophisticated home has a perfect balance of a sociable, open plan living dining room kitchen which flows out to the balcony for entertaining, there is a separate, spacious utility room so storage isn't an issue and the peaceful bedroom is at the back and close to the stylish bathroom.

Kemptown is a sought after location with fresh local produce, cafés, bistro bars and independent shops as well as supermarkets and pharmacies. Hosting some of the city's largest employers, this coastal property is within a 10 minute walk of Amex and its new pedestrian plaza as well as the County Hospital. The local park will take you onto the Downs and the seafront is bordered by beaches with volleyball courts, a yoga centre, beach bars, art galleries and a Lido to enjoy.

On an historic, one way lane between the cafes and restaurants of Upper James's Street and the sea, this beautiful bay fronted building has an impressive frontage and its grand entrance is secured by answer phone entry. Inside, the communal hall has beautiful original plasterwork high above your head and the integrity of the building has been kept with only one apartment on each storey.

Inside, ceilings soar and sunlight streams through the living dining room through the floor to ceiling bay which sweeps open to the sociable balcony with picture perfect views over the historic terrace to the sea. There's a flame effect fire in the fireplace and with generous floorspace of 5.65 x 5.47m (18'6 x 17'11) there's ample room to entertain in style. Tucked into its own space, the kitchen is light and airy with its own window to frame the obliquely sparkling sea. Although sociable it does not dominate the whole space and it has a practical layout, plenty of working surfaces and the vendor is happy to discuss the freestanding appliances.

Central to the apartment the luxury bathroom has a stylish finish. Private and peaceful at the back, the double bedroom is a relaxing refuge with 3.99 x

3.43m (13'1 x 11'3) to unwind in. With handsome proportions, there's a period fireplace to enjoy and a whole wall available for wardrobes.

## Vendor's Comments:

"You can enjoy a beach lifestyle to the full from this fashionable location which is quieter than its central position may suggest. Ideal as a home, if you are looking for an investment the apartment currently provides a great annual income which is set to increase with details available upon request. There is also an opportunity to buy all 5 apartments of the building."

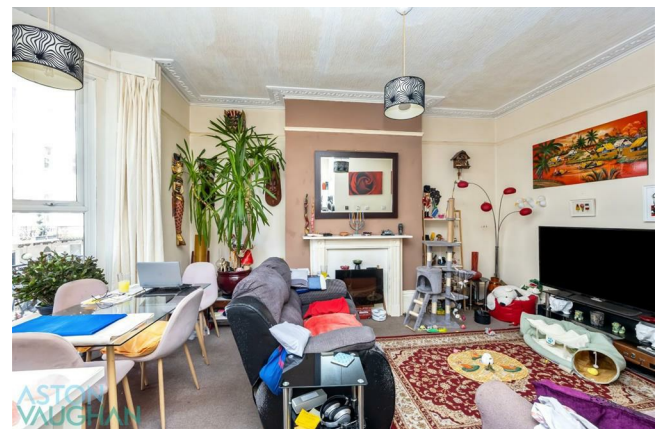
## Good to Know:

1 min walk to beach, shops & cafés  
Queen's Park tennis courts, cafés, 5-10 mins walk  
East Brighton Park leads to the Downs  
Golf course nearby

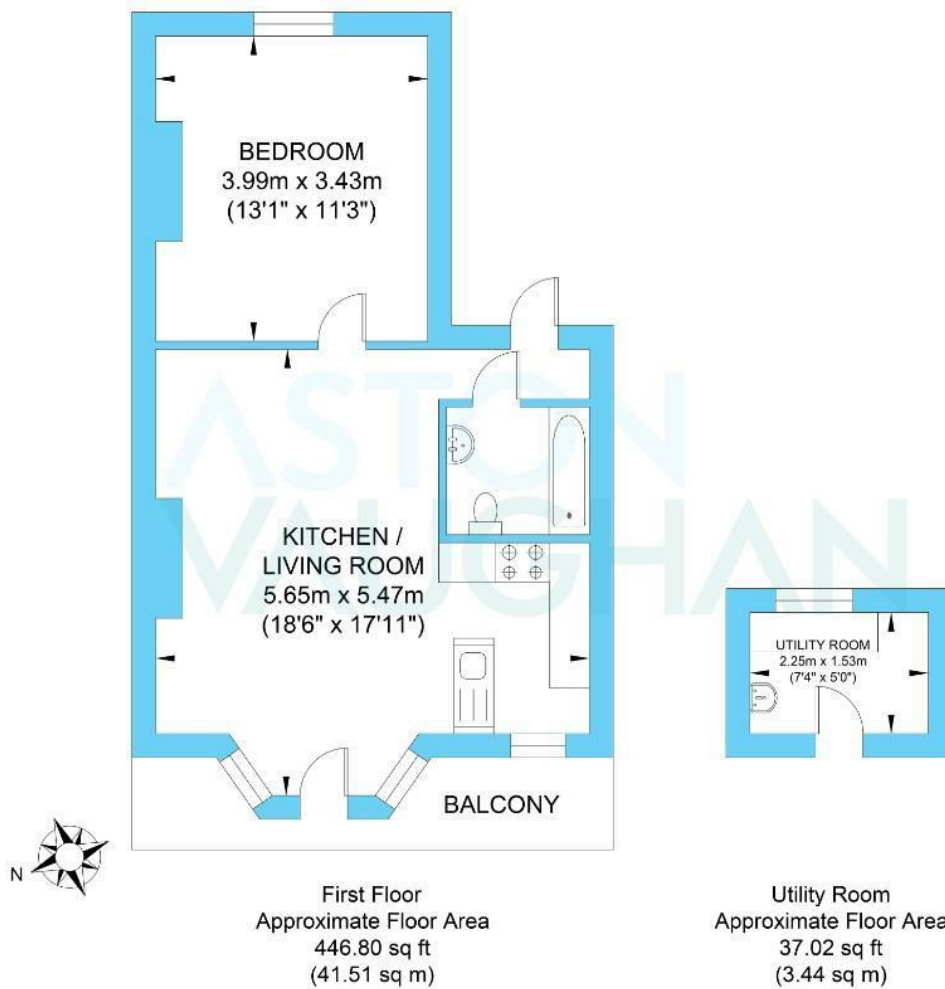
## Location Guide:

Kemptown is one of the most fashionable locations in the city, bordered by beaches with beach bars, volleyball courts, yoga centre, Soho House and fantastic Lido. Famous for its al fresco lifestyle, specialist shops and a farmer's market it also has supermarkets, a post office and chemists. Between the pier, the racecourse and waterfront restaurants of the Marina, the theatres and Lanes of central Brighton are all within a 10-15 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 feasible. For those who need a car, both the A23/27 and coast road are nearby.





## Charlotte Street



Approximate Gross Internal Area = 44.95 sq m / 483.83 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Call us on

**01273 253000**

Energy Performance Graph

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.