



Madeira Place, BN2
Offers Over £299,950

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Madeira Place, BN2

1 Bedroom | 1 Bathroom | Own Private Entrance
538 sq ft | Minutes from Brighton's Pier and Beaches
Successful Ongoing Holiday Let

Nestled just off the seafront in vibrant Kemp Town, this newly renovated, modern one-bedroom patio flat is situated within a tall Victorian townhouse. The location is unbeatable—right in the heart of Kemp Town's lively atmosphere, with its diverse community, charming eateries, and vibrant nightlife. Brighton Station and other transport links are just a short walk away, making it an ideal first home or investment opportunity.

The flat features bright and well-proportioned living spaces with tiled flooring throughout and higher-than-average ceilings for a lower ground floor, adding to the sense of space. The living room offers ample space for relaxation and dining, with French doors leading out to the patio—an ideal extension of the living area during summer months. The modern kitchen boasts sleek units, granite worktops, an electric hob, oven, washing machine, and fridge.

The large, west-facing bedroom at the front of the building has plenty of space for wardrobes, with access to a contemporary en suite shower room. The flat is equipped with a Nest thermostat, ensuring comfort and energy efficiency.

With its prime location, share of freehold, and move-in ready condition, this property is a perfect blend of comfort, style, and convenience.

Currently operating as a successful Airbnb rental, this property is fully ready for its next owner, with financial details available upon request.





OWNER'S THOUGHTS

"Brighton is a great place to live. It has a fantastic energy, and you cannot beat living so close to the beach in the summer."

LOCATION GUIDE

Shops: Local 1 min walk, city centre 10 min walk

Train Station: Brighton Station 15 min walk

Seafront or Park: Queen's Park 7 min walk and Seafront 1 min walk

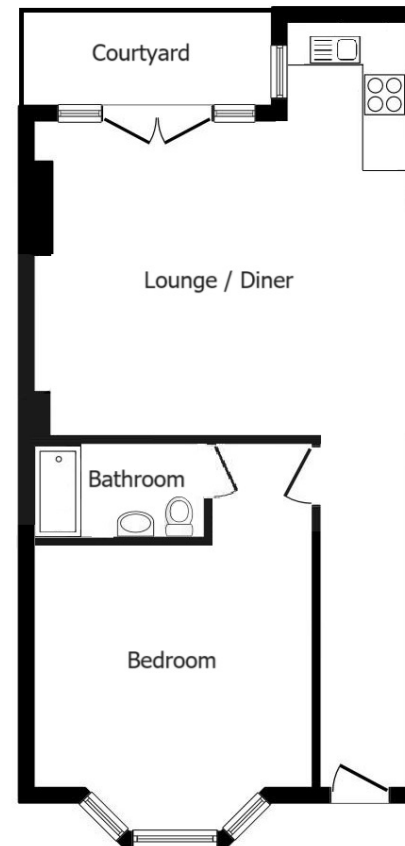
Education:

Primary: Middle Street Primary, Queen's Park Primary

Secondary: Varndean, Dorothy Stringer, Cardinal Newman

Private: Brighton College

This smart apartment is beautifully situated in a popular area with lots of local shops and the beach on your doorstep. The city centre shopping districts and parks are also within easy reach, and this house also offers easy access to Brighton Station which has direct and fast links to the airports and London.



Floor Plan

Total floor area 50.0 sq m (538 sq ft)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purposes and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection.