



Northumblerland Court, BN2
Asking Price £450,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Northumblerland Court, BN2

2 Bedrooms | 1 Bathroom | 1 Reception Room

721 sq ft | Direct Sea Views

Glamorous sea views stream through this prime ground floor, 2 bed waterfront apartment with a rare, private entrance within a magnificent, Grade II listed Regency building attributed to Busby & Wilds. Set well back from the coast road behind a south facing communal garden and opposite beaches with art galleries, a Lido, Yoga centre and bistro bars nearby it's the dream coastal home or excellent, high end investment. Good to go with beautiful proportions, period features and tastefully decorated rooms, 67.01m² (721.28 sq. ft.) deliver a fabulous lifestyle just 10 mins walk along the promenade from the legendary Lanes, and Brighton Station's direct trains to Gatwick and London only 7-10 minutes by cab.



Tucked away from crowds of tourists between the pier and the marina on Kemptown's iconic Regency seafront with independent shops, cafés and bars on your doorstep but out of hearing, this glamorous home is within an impressive end of terrace building. With a rare, gated entrance of its own through the shared south garden, the entrance is secure and inside the porch impresses with a high ceiling, a curved window to embrace the unique setting and space for storage – and a bike.

Beautifully designed to combine classic elegance with a sophisticated, contemporary lifestyle the stunning living dining room is astonishing with a curved, floor to ceiling window to the south and vast window almost filling the west wall to frame the sunshine, the sea and the atmosphere of this vibrant coastal setting. 6.5 x 6.10m (21'3 x 20'0) delivers ample space in which to relax or enjoy company and there's a Regency style fireplace with custom made shelving to each side and a sociable hatch to the kitchen next door. Bright, cheerful and good to go, the contemporary kitchen is a classic black and white which won't date where high spec appliances include a touch induction hob and electric oven.

Central to the apartment, the sleek shower room has natural light and there's a designer finish in the waterfall shower head and gleaming vanity unit.

Quiet and comfortable at the back of the apartment, both double bedrooms are light and inviting retreats with simple but stylish decoration, so you won't need to change a thing.



OWNER'S THOUGHTS

"The historic terrace is beautiful and it's hard to beat this location right by the sea and with a great variety of local amenities at the end of the quiet one way lane to the side. We love the light and easy flow of the apartment which is very spacious and it feels very private. It would suit professionals who work in the city or investors as local schools include Brighton College, it is only an 10-12 minute walk to the County Hospital with major employers, the station to Gatwick and London and the cultural heart of the city within a 10 minute radius by bus or cab."

Education:

Primary: St Luke's, Queen's Park

Secondary: Varndean, Dorothy Stringer

Sixth Form: BHASVIC, Varndean, MET, BIM

Private: Brighton College, Brighton Waldorf, Roedean

Good to Know:

Opposite beaches, walk to So-Ho House & pier

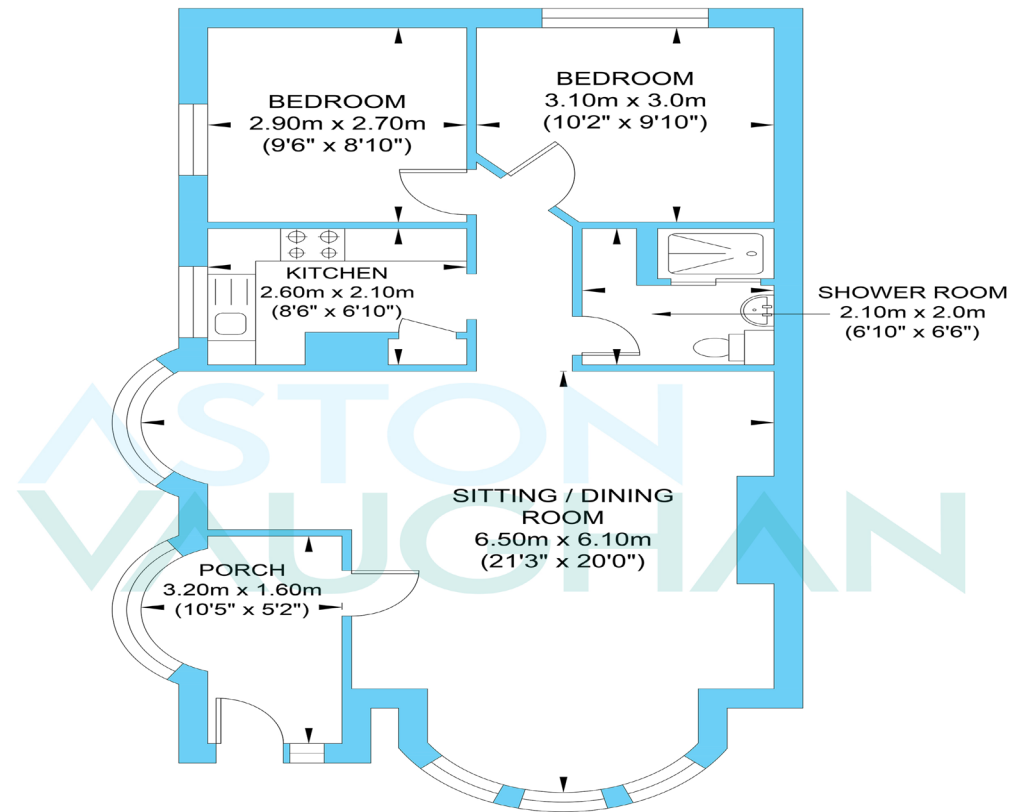
St James's Street shops, cafés & bars a few mins walk

County Hospital 10-12 mins walk 3 by car

Station 15-20 mins bus, 7-10 by cab

Hove including Brighton Station is easy to reach on foot, by bus or by car, and if you need a car permit zone C has no waiting list.

Marine Parade



Ground Floor
Approximate Floor Area
721.28 sq ft
(67.01 sq m)

Approximate Gross Internal Area = 67.01 sq m / 721.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.