



Compton Avenue, BN2

Offers in excess of £350,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Compton Avenue, BN2

1 Bedrooms | 1 Bathroom | 649 sq ft | Balcony

With exceptionally high ceilings, period features and generous proportions, this one-bedroom flat is immediately impressive. It is formed from the entire first floor of a tall Victorian townhouse set in the heart of Seven Dials where a vibrant café culture, artisan delis and boutique shops are on your doorstep. It is well presented throughout so you can move straight in or let it out immediately with ease, yet there is also scope for further modernisation should you wish to put your own stamp on the place. Just five minutes from Brighton Station, and with the city, beach and parks accessible on foot, this attractive home is sure to be coveted by many.

As was always intended, the first floors of these grand homes have the best features and the highest ceilings with floor to ceiling windows as they would have originally been for entertaining when the house was one dwelling. Since many have been converted into luxury apartments such as this, the first floor flat enjoys these elegant proportions and is filled with natural light from the south.

This flat has retained many internal period features to include decorative cornicing, deep skirtings, varnished wooden floorboards and an original marble fireplace which add to its character. To the front of the property,

the living room is beautifully spacious and bright with a deep bay almost covering the front elevation. Its sashes are in excellent condition, opening to a full width balcony where you can sit out during summer to watch the world go by, or simply enjoy the cool coastal breeze as it flows throughout the sitting room. There is ample space in here for formal dining, relaxed seating and a workspace for those working from home.

Open to the room but recessed, the kitchen is galley in style, providing plenty of storage at both base and wall levels. With a modern-country theme, the worktops are solid oak to echo the floor and the open shelves, ideally placed for glassware or crockery. It has been well-designed for the space with room for a freestanding fridge freezer while the oven, hob and washing machine are integrated, and there is space for a small kitchen table by the tall sash window.

Peacefully positioned looking out over the rear of the house, the bedroom is a fine size double allowing for a double bed and freestanding wardrobes in the alcoves, so the floor space is not compromised in the slightest.





LOCATION GUIDE

Vendor's Comments:

"It was the space and light which first attracted us to this flat as it felt much bigger than your standard one-bedroom property, and it's full of original period character and charm. The location was also a huge pull for us as the station is just a couple of minutes away and there is a lovely sense of community here."

Education:

Primary: Brunswick Primary, Stanford Infants and Junior Schools

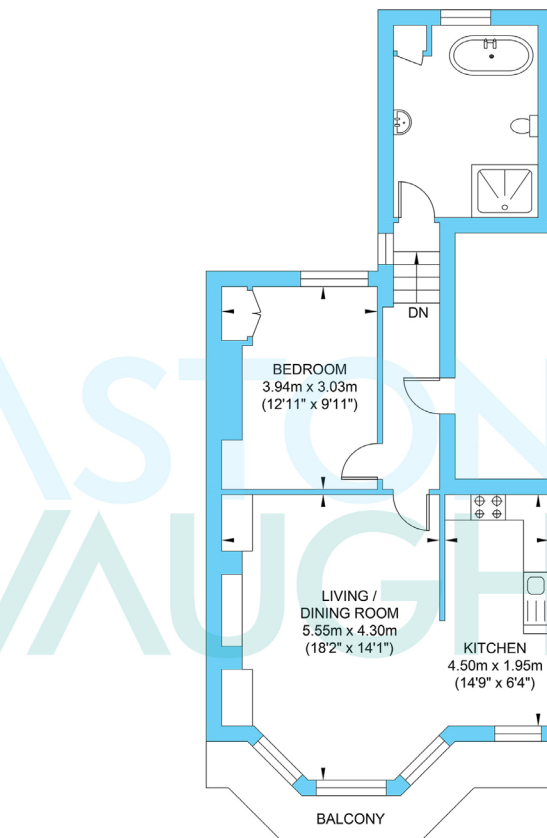
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Lancing College and Prep.

Good to Know:

Seven Dials has managed to retain an air of 'cool' for many years without being pretentious. There are establishments and families who have lived here for decades, and yet new and exciting shops, bars and restaurants pop up all the time, keeping it fresh. The beach is just a stroll away, as are several popular parks, schools and the city centre, plus the proximity of Brighton Station makes it ever popular with commuters. It is truly cosmopolitan, and that's what attracts so many people here.

Compton Avenue



First Floor
Approximate Floor Area
649.81 sq ft
(60.37 sq m)

Approximate Gross Internal Area = 60.37 sq m / 649.81 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.