



The Alblemarle, BN2
Asking Price £295,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

The Albemarle, BN2

1 Bedroom | 1 Bathroom | 602 sq ft | Stunning seaside views

A fabulous find on the 7th floor of a secure modern block, the sun-lit living room has glorious views looking east over beaches and the sea to Brighton's famous Marina. The streamlined kitchen has a designer finish, the bedroom is quiet and comfortable with fitted wardrobes to fill and the shower room is a stylish sanctuary. With the fashionable, al fresco lifestyle of Kemptown Village which hosts both Pride and the County Hospital around the corner, now is the time to buy with substantial improvements taking place along the seafront's famous Victorian arched walkways

With a discreet, secure entrance from a side road and lifts to take you to the astonishing views of the 7th floor, inside, the sun-lit living room has both a large window and giant bay in the east wall so you can enjoy the holiday vista over Kemptown, its beaches and open water even when seated. With 5.62 x 5.13m (18'5 x 16'9) there's ample space to entertain with a fireplace to ensure a warm welcome, and custom made shelving and cabinets are already built in. Next door, the

streamlined kitchen is good to go where high spec appliances include a touch induction hob beneath a hood, a fan oven at eye level and a microwave, and this space becomes sociable simply by leaving the door open.

Facing east for the sunrise over the coastal cliffs and Brighton Marina, the restful bedroom is private with fabulous views over So-Ho house and along beaches with café bars and a lido to a glittering cityscape, and this spacious double room of 4 x 3.53m (13'1 x 11'6) has almost a whole wall of wardrobes to fill.

Across the hallway, so also convenient for guests, the contemporary bathroom is a stylish refuge with a high end finish and electric shower so water pressure shouldn't be an issue.





OWNER'S THOUGHTS

"This location is ideal with the sea and everything you need on your doorstep and we enjoy watching all the crowds having fun on the beach, in the sea or enjoying the zip wire by day- and the glittering cityscape at night. Although we value the privacy of the apartment, all the cafés, bars and restaurants are very friendly, so you won't feel isolated if you are new to Brighton and the neighbours are also very welcoming. A great home, it would also be a good investment within easy reach of major employers, the station to Gatwick and London and the cultural heart of the city."

Education:

Primary: Middle Street

Secondary: Varndean, Dorothy Stringer

Sixth Form: BHASVIC, Varndean, MET, BIM

Private: Brighton College, Brighton Waldorf, Roedean

Good to Know:

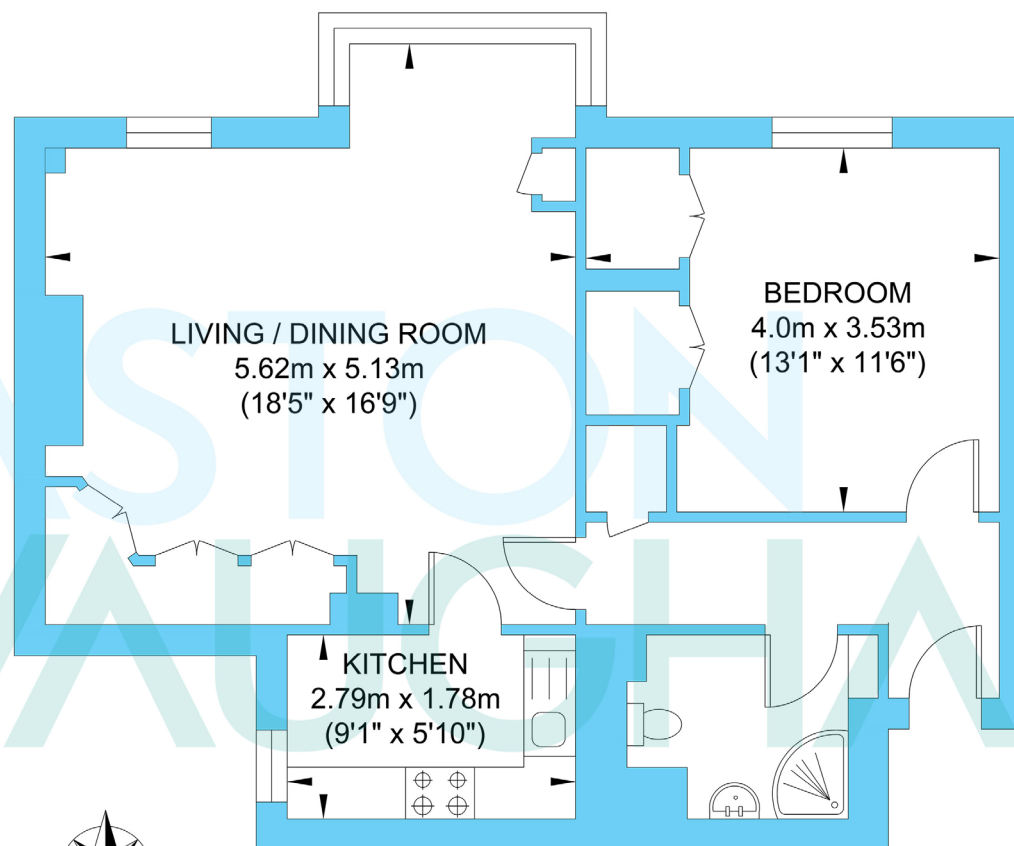
Opposite beaches, walk to So-Ho House & pier

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

County Hospital 20-22 mins walk 5 by car or cycle

Station 10-15 mins bus, 7-10 by cab, 15 on foot

Manchester Street



Seventh Floor
Approximate Floor Area
602.7 sq ft
(56.0 sq m)

Approximate Gross Internal Area = 56.0 sq m / 602.7 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.