



Portland Place, BN2

Asking Price £325,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Portland Place, BN2

2 Bedroom | 1 Bathroom | 1 Reception Room
501 sq ft | Fashionable Kemptown Village

Light and airy, 46.57m² (501.27 sq. ft.) spans the ground floor from east to west where the sociable open plan living dining room has glorious period proportions and offers plenty of space to entertain, the bathroom is stylish and both bedrooms are beautifully decorated, so ready to move into. With vibrant cafés, bars and restaurants, garden squares as well as staples like supermarkets and pharmacies, Kemptown is a great place to be and hosts a Pride party, the racecourse, the pier, the marina and So-Ho house. Brighton Pavilion and the surrounding Lanes are a 15-20 min stroll along the promenade, buses take you to every part of the city if you don't want to walk and now is the time to buy with substantial improvements taking place along the seafront.



Tucked away from crowds of tourists between the pier and the marina on Brighton's famous Regency seafront with the independent shops, cafés and bars of fashionable Kemptown Village on your doorstep but out of hearing, this elegant home is in an iconic Regency terrace which leads to the seafront.

Inside the apartment, ceilings rise to restful heights, beautiful proportions are inviting and creative contemporary interior design has delivered a dream coastal retreat which is ready to move into.

Ahead, the sophisticated open plan kitchen/living dining room has an impressive 5.63 x 3.6m (18'5 x 11'9) of versatile space to spread into where oak flooring allows a fuss free flow and twin, ceiling high windows bathe the room with sunshine. Tucked away at one end of the room, but well-planned to give plenty of storage, the sociable kitchen area has streamlined units topped by plenty of working surfaces which look great but are also practical, and integrated appliances include a gas hob and electric oven beneath a lit hood, and a fridge freezer.

Central to the apartment, the luxury bathroom is a dream come true, large enough for a stately bath with a traditional shower attachment and decorated in the colours of the sea which glitters at the end of the terrace. Quiet and comfortable at the back of this substantial apartment, the guest bedroom is a peaceful refuge with 3.15 x 2.77m (10'4 x 9'1) to relax in and stylish decoration.

With the stately proportions only Regency properties can deliver and two windows almost filling the side wall, the principal bedroom is a soothing refuge, beautifully decorated with a restful, designer finish that you won't want to change.



Vendor's Comments:

"Grade II listed, Portland Place is beautiful, and an absolute pleasure to return to— and seeing the sea is a reminder to enjoy this unique seaside setting. The living room has glorious proportions and a view along the Regency buildings opposite, and it's the perfect place to entertain friends after spending time on the beach, in the countryside (East Brighton Park has downland walks/cycle routes), or there is always something to see or do in the village or the city."

Education:

Queen's Park Primary (good), St Luke's Primary (outstanding)

Varndean High School or Dorothy Stringer

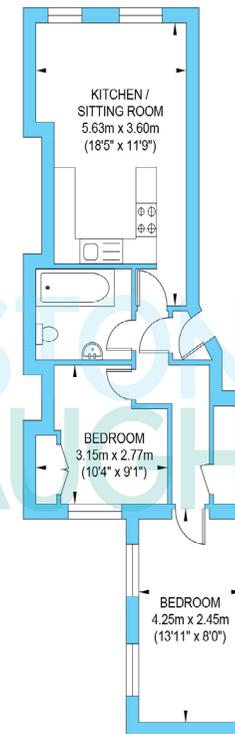
Varndean 6th Form College, BIMM, MET, BHASVIC

Private schools: Brighton College, Brighton Waldorf School, Roedean

Location Guide:

Kemptown Village is a great place to be with a bohemian mix of cafés, shops, restaurants and even a farmer's market- and it is bordered by the sea. Local beaches have amenities including a sauna spa, lido, volleyball courts, yoga centre and café/bars. Within easy reach of the international shopping, restaurants, cinemas and theatres of the historic heart of the city it is convenient for the County, General and Nuffield Hospitals, Amex, the law courts and universities as well as parks and gardens which provide open spaces, sports facilities and host arts events in city festivals. The whole of Brighton and Hove including Brighton Station is easy to reach on foot, by bus or by car, and if you need a car permit zone H has no waiting list.

Portland Place



Ground Floor
Approximate Floor Area
501.27 sq ft
(46.57 sq m)

Approximate Gross Internal Area = 46.57 sq m / 501.27 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.