

SHARE OF FREEHOLD



Apartment (EPC Rating: C)

**14A ALBERT ROAD, BRIGHTON, BN1 3RL**

Guide Price

**£300,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 2 Bedroom Apartment located in Brighton

\*\* GUIDE PRICE £300,000- £325,000\*\*

Brilliantly located between Brighton Station and Seven Dials and just a few minutes from the beach and the city centre - this light and spacious two-bedroom patio flat is brimming with potential to add value with modernisation and renovation. It is formed from the entire lower ground floor of a grand Victorian townhouse, so its rooms are well-proportioned with wide bay and sash windows to bring in plenty of natural light.

For somewhere so central, West Hill Conservation Area is uniquely peaceful as its streets sit tucked away from the main hubbub of Churchill Square and the North Laine shopping districts. This apartment has its own street entrance, adding to its sense of privacy, accessed down a few stone steps, which sit the building back from the street.

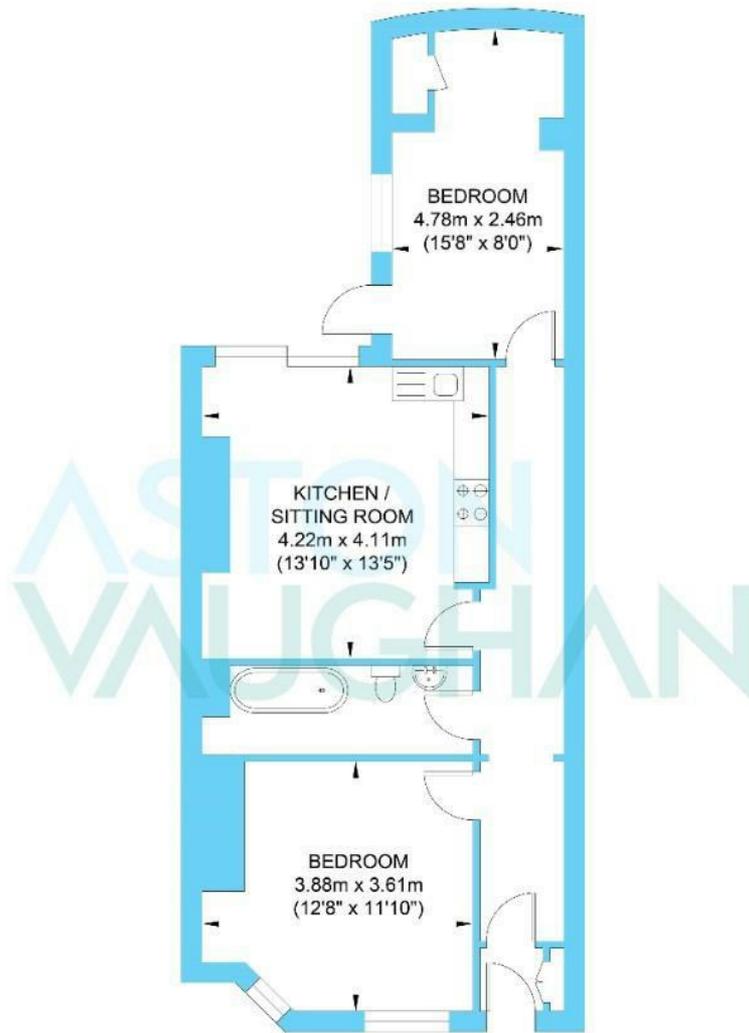
Stepping inside, there is a small vestibule with a cupboard for coats, then a long corridor running through the depth of the flat. To the left, the first double bedroom feels light and airy with a wide bay window looking out over the front patio. Being lower level, it is private from the street and the patio can be decorated with plants to form a lovely backdrop to the space.

Sitting centrally to the flat, the living room is open plan allowing ample room for relaxation and a dining table and chairs. Patio doors bring in the natural light while linking the space with the courtyard garden which is ideal for dining alfresco during summer. Well-designed for the space, the kitchen is nicely appointed with plenty of storage and integrated appliances while remaining discreet – yet the whole space also shows huge potential for reconfiguration to suit a new owner's needs.

Bedroom two sits peacefully to the rear of the flat with a large picture window looking out over the patio. It also benefits from direct access so you can enjoy a morning coffee outside during summer. This room is another tranquil space, so it would also work well as a home office or guest bedroom.



# Albert Road



Lower Ground Floor  
Approximate Floor Area  
627.64 sq ft  
(58.31 sq m)

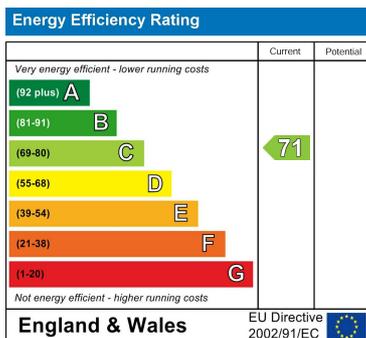


Approximate Gross Internal Area = 58.31 sq m / 627.64 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

**C**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.