



Portland Mansions, BN2

**Guide Price £350,00-£375,000**

**ASTON  
VAUGHAN**

Sales and Lettings

## INTRODUCING

# Portland Mansions, BN2

2 Bedrooms | 2 Bathrooms (1 ensuite) | 66.25 sq m | Patio |

Sitting in fashionable Kemp Town Village with the beach beckoning across the promenade and a relaxed café culture nearby, this two-bedroom flat will be a popular choice for professionals and investors who love the energy of this vibrant coastal city. It also sits within walking distance of Brighton College and the hospital as well as the historic heart of Brighton. The train station, with its fast service to Gatwick & London, is 15 minutes away by bus from the adjacent Marine Parade or Eastern Road.

Regency Grade II Listed Portland Mansions looks out to the sea and skylines over the quieter beaches to the east of the pier. The flat, positioned on the lower ground floor of the west wing, and the flats above it were built in the mid-1980's with the advantages of a predominantly modern construction with double glazed windows. While it is lower level, it remains naturally light due to tall sash windows and ground floor access to a courtyard patio at the rear. In addition, in front of Portland Mansions, there is a lovely communal sea facing garden.

Entering the flat, after a few steps down from its own street entrance, it feels very private and you are greeted into a long corridor with deep cupboards for coats, shoes and household items to ensure

the flat remains clutter free. Where the hallway widens, the eye is drawn to the generous living room which faces west and is private from the street due to its lower-level position. Two windows allow natural light to filter in while pale wood floors and light walls serve to brighten the room further. There is ample space for relaxation and formal dining with the kitchen easy to access across the hall.

Modern gloss units in cream are paired with wood laminate worktops alongside an integrated dishwasher, fridge freezer, fan oven and gas hob, leaving space for a washing machine.

From the hall it is easy to access the rear patio which has plenty of space for drinks or dinner alfresco. It is a blank canvas as it stands, but perfectly low maintenance should you wish to simply add some colourful potted plants and furniture.

These would create a lovely backdrop to the principal bedroom which facing east looks out over the patio. It is a lovely double room with a smart neutral decor and a blue tiled en-suite shower room with wc. Bedroom two, or a Study, shares the same aspect as the living room and it has easy access to the second shower room with wc, tiled in the same blue with streamlined storage below the basin.







## OWNER'S THOUGHTS

The owners of this flat have a Share of the Freehold giving them entitlement to participate in Portland Mansions Residents Association Ltd AGMs where there are opportunities to have a say in the running of this property with its 18 flats. There is also a thriving Garden Group. The flat Service Charges are relatively low because of not using the lift and the internal common parts in the main building. The Lease has 959 years outstanding. This is a comfortable flat in a lovely location.

### Education:

Primary: Queens Park Primary School

Secondary: Varndean and Dorothy Stringer, Cardinal

Newman RC

Private: Brighton College and Prep, Montessori School

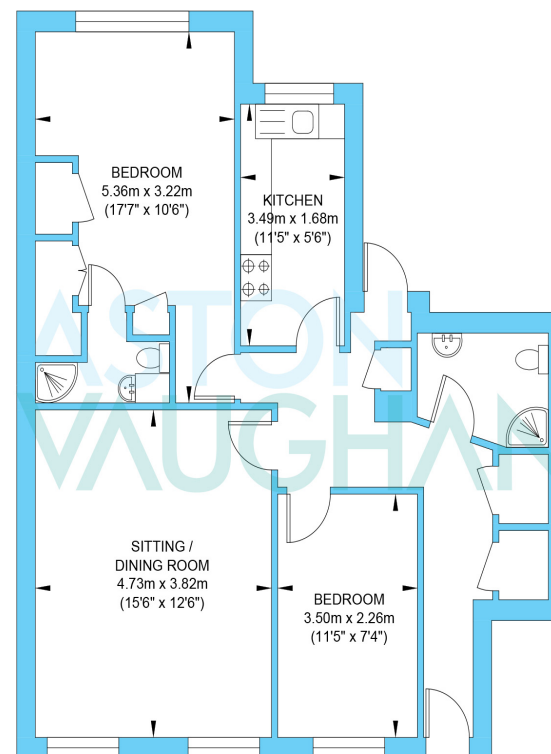
### Good to Know:

During the 19th century, Brighton's coastline was wonderfully transformed from a quiet fishing village, to one of the most fashionable and wealthy towns in the country. From the early 1820s, these uniquely beautiful townhouses began lining the seafront, with their intricate architectural features. They have put Brighton on the map as one of the most sought-after places to live outside London, with the fresh sea air and the diverse and artistic culture surrounding them, a welcome bonus.

This generous flat is just seconds from the seafront, but nicely tucked away from the main road. It is only 6 min bus ride from Marine Parade to the Brighton theatre area & shops and 10 mins to the Clock Tower & shops. The lush green spaces of Queens Park are 12 minutes walk away and there are regular buses (typically every 6 mins) to the mainline station.

There is no onward chain.

Please note Computer Generated Images have been used in this listing.



Lower Ground Floor  
Approximate Floor Area  
713.10 sq ft  
(66.25 sq m)

Approximate Gross Internal Area = 66.25 sq m / 713.10 sq ft

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

# Marine Parade