



Park Royal, BN1

£365,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Park Royal, BN1

2 Bedrooms | 1 Reception Room | 1 Bathroom | 799 sq ft |

The Park Royal development sits within walled grounds and is attractive on the approach having recently come to the end of a five-year exterior renovation plan. Its clean, Mid-century lines are softened by its leafy environs, and there is plenty of residents' parking on-site. A secure entry system provides access to a neat communal hallway where a lift awaits to take you to your floor.

Upon entry you are greeted into a wide and welcoming entrance hall decorated in neutral tones, so you are free to put your own stamp on the place. There is a vast cupboard to house household items, coats and shoes to ensure the flat remains clutter free, and both double bedrooms are peacefully positioned on this side of the apartment.

With a southerly aspect, these rooms have direct sea views framed by double glazed sash windows, so a glorious light, streams in throughout the day. The principal bedroom is a fine size double with built-in wardrobes which maximise the floor space further while bedroom two also allows a double bed, ideal for professional sharers or families.

Conveniently opposite, the bathroom and separate WC have a classic finish with white sanitaryware, and white brick wall tiles around the bath which has a shower over it. It could be an idea to knock-through to create one large bathroom with a separate shower and bathtub if desired.

At the end of the hall, the kitchen also benefits from far-reaching views which are a joy to wash up to. There is an array of units for storage allowing space for a freestanding fridge freezer and a washing machine, while the oven and hob are integrated. There is also space for a kitchen table for informal dining – although the living room is perfectly spacious next door.

In here, the views really come into their own through a vast box bay window allowing triple aspect views across the rooftops and trees of the city which sit below big, open skies. The bay also offers the perfect space for a dining table and chairs, while there is ample space elsewhere for comfortable furnishings from which you can enjoy the vista. The sky is often filled with incredible sunsets due to its westerly aspect, which also brings a gloriously warming light into the apartment; a feature which never tires when living here.





Vendor's Comments:

"Park Royal is a really well-managed and well-maintained development which has a real sense of community, and the location is fantastic with Waitrose as your local shop and every amenity you could wish for on your doorstep, so we won't be moving far."

Education:

Primary: Brunswick Primary, Middle Street Primary School

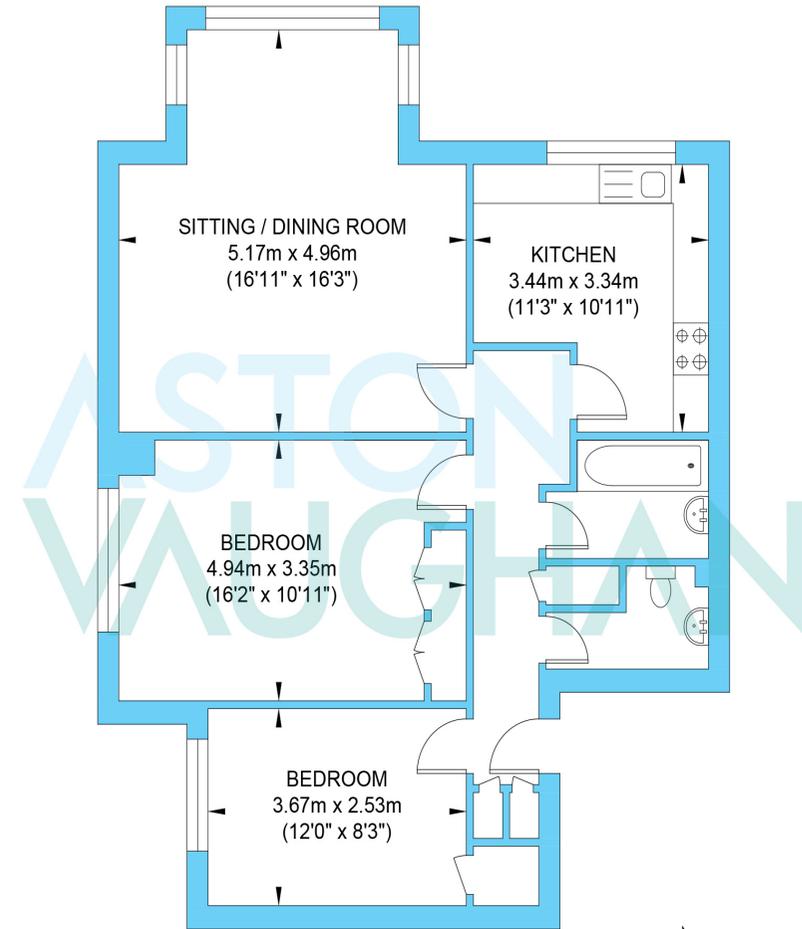
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Lancing College Prep

Good to Know:

A few minutes away on foot, you will find yourself amongst the stylish mix of boutique shops, artisan cafes, fine dining restaurants and bars of Western Road in Hove which is home to 6/10 of the city's best restaurants on Tripadvisor. Brighton's fashionable Seven Dials, North Laine and Station are within walking distance, and there are plenty of green spaces nearby with the beautiful St Ann's Well Gardens just three-minutes away. With several popular schools in catchment, to include the award-winning Brighton & Hove Girls School and Lancing Prep, this is set to impress and will be coveted by many.

Located a short fourteen-minute walk from Brighton mainline station, this property is well situated for London commuters or those who like to get out of the city on occasion. London Bridge can be reached directly in just under an hour and ten minutes and Gatwick Airport in half an hour. For those with a car, this property comes with ample off-street parking.



Ground Floor
Approximate Floor Area
799.75 sq ft
(74.30 sq m)



Approximate Gross Internal Area = 74.30 sq m / 799.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.