

SHARE OF FREEHOLD



Apartment (EPC Rating: D)

1 COLLEGE PLACE, BRIGHTON, BN2 1HN

Offers In Excess Of

£425,000

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom Apartment located in Brighton

This 3 bedroom maisonette is ideally located at the heart of Kemptown village, just 5 minutes' walk from the sea and the hospital. An exclusive location, The Village has a relaxed cafe culture, a choice of restaurants and bars, (and a new Lido on the beach) whilst 15 minute seafront stroll or along St James's Street (which hosts Pride) takes you either to the cultural heart of the city or waterfront restaurants of the Marina.

- Kemptown Village
- Stylish finish
- 5 minutes' walk to sea
- Good transport links
- Royal Pavilion 15 mins walk
- Permit zone C (no waiting list)

The village offers several amenities, including an independent butcher, a bookstore, a pharmacy, and a small Co-Op that opens early and closes late, ideal for commuters and hospital workers.

Inside the house, the entrance hall provides space for coats and features a floor-to-ceiling radiator. It leads to the lounge, which has a bay window with double-glazed sash windows and a fireplace with custom shelving. Plus, ample room for a table and chairs.

The first bedroom is a charming double with a period sash window, chimney breast with hanging and shelving on either side, and space for a desk. The hall also includes a storage cupboard, an additional sash window, a downstairs WC, and an understairs cupboard.

The kitchen is well-equipped with space for a large American-style fridge freezer, a wall-mounted boiler, and a sash window. It features wall and base units, a laminate work surface, an AEG hob and electric oven, a stainless-steel sink with a drainer, and spice shelving, with room for a washing machine.

Upstairs, there are two more bedrooms and a bathroom. The second bedroom is a good-sized single with space for a wardrobe, chest of drawers, and a desk, ideal for a guest or child's room, or a home office. The fully tiled bathroom includes a

full-sized bath with a shower, a low-level WC, a wash hand basin with storage, and vinyl flooring.

The principal bedroom features conservation double-glazed sash windows, a loft hatch, wardrobe, and shelving, with ample space for a large double bed and additional furniture.

EPC: D
Council Tax: C

Vendor's Comments:

This spacious maisonette offers ample local permit parking and convenient access to nearly 24-hour transport links to stations and airports. The location is exceptional, with a variety of attractions within walking distance, including the sea, yoga studios, beach bars, clubs, cafés, restaurants, cinemas, and art venues. The Village is a fantastic place to live and attracts young professionals and students looking to rent in this trendy area.

Good to Know:

Village shops on the doorstep
St James's Street 5
Georgian Lanes 15 on foot
Trains 15 minutes by bus, 25 on foot
Seafront 3 mins
Queen's Park 5 mins
Village employers: Brighton College, County Hospital
Amex, Legal Centre within 15 min walk

Education:

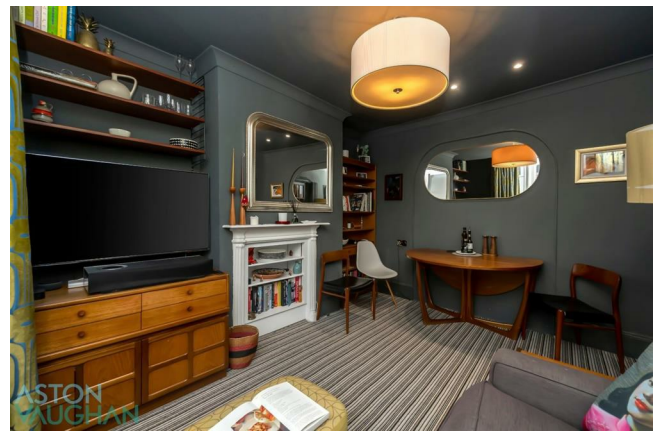
Queen's Park Primary (good), St Luke's Primary (outstanding)
Vardean High School or Dorothy Stringer
Vardean 6th Form College, BIMM, MET, BHASVIC



Private schools: Brighton College, Brighton Waldorf School, Roedean

Location Guide:

Kemptown Village is a lively area in the city, known for its beaches with beach bars, volleyball courts, yoga center, and a great Lido. It features an outdoor lifestyle with specialist shops and a farmer's market, along with a Co-Op, post office, and chemist. It's conveniently located between the pier, the horse racing course, and the waterfront restaurants of the Marina. Central Brighton's theatres and Lanes are a 15-20 minute walk away, either along the seafront or past the vibrant bars and restaurants of St James' Street, which also hosts Pride. Bus routes cover all of Brighton & Hove, and Brighton train station, with its fast link to Gatwick and London, is close by, making commuting or renting out feasible. The A23/27 and coast road are also easily accessible for those who drive.



Approximate Gross Internal Area
765 sq ft / 71.1 sq m

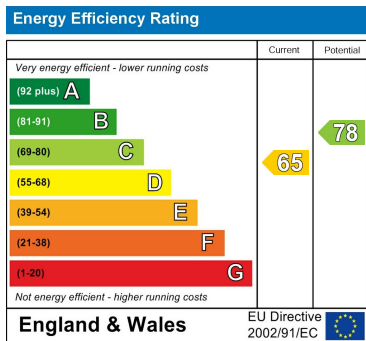


This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Council Tax Band

D

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.