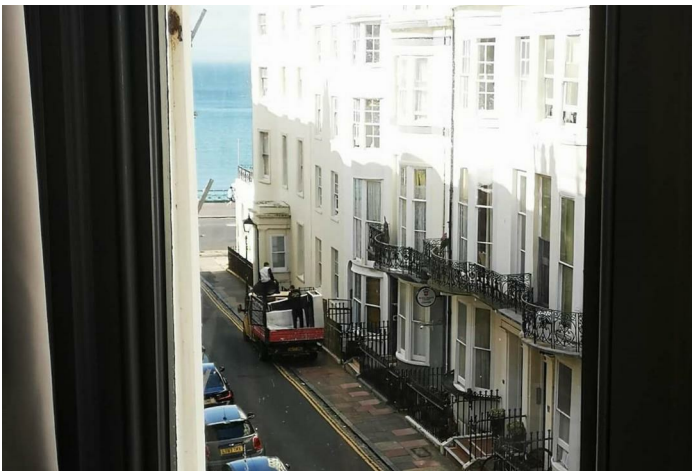


SHARE OF FREEHOLD



Apartment (EPC Rating: )

# 5 ATLINGWORTH RESIDENCE MARINE PARADE, BRIGHTON, BN2 1PN

Guide Price

**£290,000**

**ASTON VAUGHAN**  
Sales and Lettings



# 2 Bedroom Apartment located in Brighton

\* Guide Price £290,000 - £300,000 \*

This chic two-bedroom apartment occupies the entire second floor of a beautiful Victorian townhouse in Brighton's sought-after Kemptown area. The flat exudes tranquility and is bathed in natural light from the east to the west. Recently redecorated in a modern color scheme, it highlights the original woodwork with olive-grey accents set against soft calico walls. With new carpets throughout and stylish, up-to-date fixtures in both the bathroom and kitchen, it's ready for immediate occupancy or rental without any hassle.

From the front door, you can catch a glimpse of the sea at the end of the road, leading into the shared hallways and up the stairs to your floor. Once inside, it's evident that the space has been thoughtfully designed by those who appreciate period homes and have a keen eye for interior style. The flat, part of a former Victorian townhouse, benefits from the high ceilings typical of the era, along with original features such as sash windows, architraves, and sections of wall paneling beneath the bay windows. The result is a space that feels both charming and welcoming.

The living room provides plenty of space for both formal dining and a relaxed seating area, with the kitchen conveniently located just off it. The kitchen itself is sleek, featuring handle-free cabinetry and an integrated oven and hob, with room for additional appliances and ample counter space for those who love to cook.

Both bedrooms are tastefully designed, with the second bedroom offering enough room for a small double bed or functioning well as a spacious home office, complete with oblique sea views. The principal bedroom is larger, with a serene window seat nestled in the bay, perfect for reading or watching the world go by. Behind the bed, a modern dado rail mural showcasing the city's iconic coastline adds a stylish touch.

Both bedrooms enjoy convenient access to the bathroom, which is beautifully lined with warm slate tiles and accented with wooden features, creating a cozy yet modern feel. The bathroom is fitted with a gleaming white bath suite, complete with an overhead shower, making it a practical and stylish space.

## Vendor's Comments:

"Kemptown boasts a lively atmosphere and a strong sense of community, all within close proximity to the heart of the city. Being just steps away from the beach, the need for private outdoor space is easily forgotten, and the apartment itself provides excellent space for entertaining. Its central location means you're never far from the vibrant city life, making it an ideal spot for those who want the best of both worlds."

## Good to know

Shops: Kemp Town Village 2 minutes  
Station: Brighton mainline 15 minutes by bus  
Seafront or park: Seafront 60 seconds walk, Queen's Park 10 minute walk

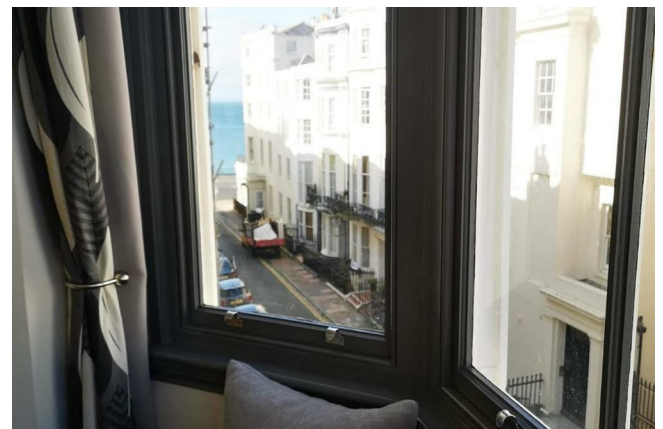
## Education:

Primary: Queen's Park Primary  
Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC  
Private: Brighton College and Prep, Roedean

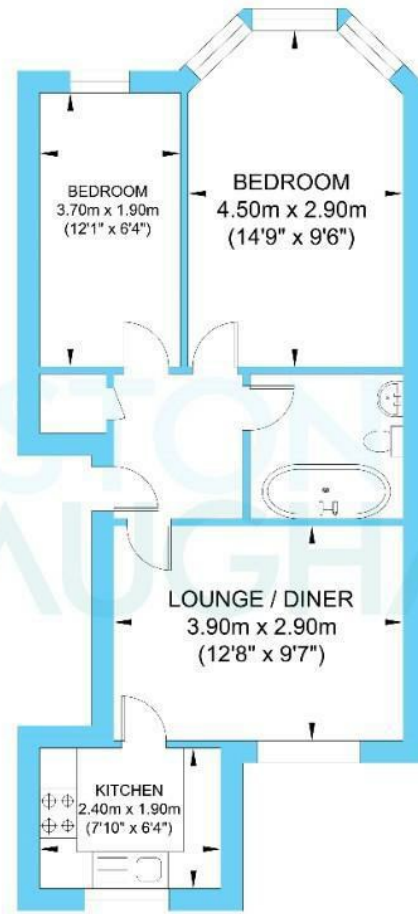
Brighton is a popular coastal city known for its history, the Royal Pavilion, beaches, Pier, and Marina. It has a vibrant arts scene with various festivals, as well as a laid-back café culture, offering plenty of shops, restaurants, and bars to explore along the seafront, in the Georgian Lanes, or the central shopping areas. This period property is well-located with the beach right across the road and just a short walk to Kemp Town Village, which has the hospital and good schools, including Brighton College. The law courts, Amex, and Marina, which offers a health club, cinema, restaurants, and a supermarket, are all nearby. Queen's Park, the Downs, and a 72-par golf course are also within a ten to fifteen-minute walk.



The property is well-served by bus routes to the city center, coast, and Brighton Station, which has quick links to Gatwick and London. For those commuting by car, the A23 and A27 are easily accessible, and parking permits in zone C have no waiting list.



# Atlingworth Street



Approximate Floor Area  
467.15 sq ft  
(43.40 sq m)

Approximate Gross Internal Area = 43.40 sq m / 467.15 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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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.