



Belle Vue Gardens, BN2
£230,000 - £240,000

**ASTON
VAUGHAN**
Sales and Lettings



INTRODUCING

Belle Vue Gardens, BN2

1 Bedroom | 1 Bathroom | Share of Freehold
486 sq ft | Close to Queen's Park and Kemptown Village

This charming one-bedroom flat, situated on the fifth floor of a purpose-built block offers modern living and stunning views. Benefiting from a share of freehold, this property is ideal for first-time buyers, downsizers, or as a stylish seaside retreat. Located in a peaceful, sought-after location, it is just a short stroll from the vibrant Kemptown Village, Royal Sussex County Hospital and the greenery of Queen's Park, making it a highly desirable place to live.

Upon entering the flat, you are greeted by a bright and welcoming hallway, with a convenient storage cupboard immediately to your left, providing ample space for coats, shoes, and household items. Continuing down the hallway, you'll find a modern bathroom, also on the left, designed with neutral tones, ensuring a calm and relaxing atmosphere.

To the right of the hallway, you'll step into the heart of the home – a spacious, open-plan kitchen and lounge area. This bright and airy space is perfect for both relaxing and entertaining, with large south-facing PVC double-glazed windows that fill the room with natural light. These windows frame breathtaking, far-reaching views across Brighton's rooftops and out to the sea, creating an ever-changing backdrop that you'll never tire of. The kitchen is functional and well laid out, allowing for plenty of room to prepare meals while still being part of the living area, ideal for modern living.

Adjacent to the living area is the generously sized double bedroom, measuring approximately 4.08m x 3.34m. This room offers a similar stunning view across rooftops to the sea, making it a serene space to wake up in each morning. With plenty of space for a large bed, wardrobes, and additional furniture, this bedroom combines comfort with practicality.

The entire flat has been decorated in a neutral white colour scheme, providing a blank canvas for you to add your own personal touch. The wooden flooring throughout adds warmth and elegance to the space, while the modern PVC double-glazed windows are in excellent condition, ensuring energy efficiency and a peaceful environment.

The block itself is well-maintained and features the added convenience of a lift, a spacious laundry room with large washing machines and dryers, and resident's parking with additional visitor's permits. As the flat comes with a share of the freehold, you can be assured that the building is looked after with a long-term interest in mind.

This property presents a rare opportunity to enjoy the best of Brighton living, with stunning sea views, proximity to local parks and amenities, and the vibrant atmosphere of Kemptown Village just a short walk away. Whether you're seeking a quiet retreat or a home close to the city's attractions, this flat offers the perfect balance of tranquility and convenience. Don't miss out on this wonderful opportunity!





OWNER'S THOUGHTS

"I've loved this flat, especially the amazing sea views from both the lounge and bedroom. The space is always bright and airy, and the location is perfect with Kemptown and Queen's Park so close. It's been such a peaceful retreat while still being near everything Brighton has to offer."

LOCATION GUIDE

Shops: Kemptown Village 4 minutes on foot, The Lanes and Pavilion 15 minute walk, 5 by bus

Train Station: Brighton mainline 15-20 minutes by bus

Seafront or Park: Seafront is less than 5 minutes, Queen's Park is about a 10 minute walk

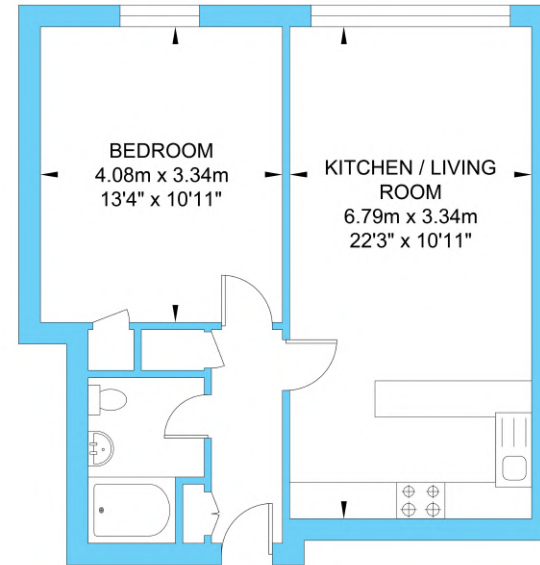
Closest Schools:

Primary: St Luke's, Queen's Park

Secondary: Varndean or Dorothy Stringer

Private: Brighton College

Between the beach bars and volleyball courts of Kemptown Village (reached by seasonal lift) and tennis courts of Queen's Park which also hosts arts events, there are local shops serving your every need. On the doorstep, the al fresco café culture of the Village also includes a Boots, Post Office and a Co-op as well as a farmer's market on Fridays. Royal Sussex County Hospital, a major healthcare facility and local landmark, is only a two-minute walk away, making it highly convenient for healthcare workers. The cinemas, waterfront restaurants and health club of the Marina are within walking distance, and the picturesque heart of the city is a scenic 15-minute seafront stroll or easy to reach by bus or by cab. Brighton College, woodland walks and access to the Downs are close by and for commuters, the station serving Gatwick and London is 15 minutes by bus and there is no waiting list for parking permit zone H.



Approximate Floor Area

486.09 sq ft
(45.16 sq m)

Approximate Gross Internal Area = 45.16 sq m / 486.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.