



Charlotte Street, BN2

Guide Price £200,000 - £215,000

**ASTON  
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Sales and Lettings

## INTRODUCING

# Charlotte Street, BN1

1 Bedroom | Open plan living | 259 sq ft | Balcony

Located on the first floor, this well-maintained apartment features spacious proportions, high ceilings, and large floor-to-ceiling sash windows that flood the living space with natural light, creating a bright and airy atmosphere. A private east-facing balcony with a sea view adds an exclusive touch, providing a peaceful spot to enjoy your morning coffee or unwind after a busy day.



The building's communal entrance is well-kept, welcoming you into a space filled with warmth and character. Inside, the apartment's open-plan kitchen and living area offer a perfect setting for both relaxation and entertaining. The kitchen is equipped with modern appliances, ensuring both style and functionality, while the adjoining living space provides a comfortable and inviting area to relax in. In addition it offers a large storage area above, offering extra space for all your essentials.

The cosy bedroom features built-in storage. The tall double-glazed window ensures a quiet, restful environment, while also letting in plenty of natural light. The modern bathroom is well-appointed. In excellent condition throughout, the apartment requires no refurbishment, making it an ideal move-in property.

Kemp Town is renowned for its eclectic village atmosphere, with a diverse mix of boutique shops, independent cafes, and gastro pubs all within easy reach. The area's cosmopolitan vibe is perfect for those seeking an active and social lifestyle, and the stunning seafront is just a short stroll away. Exciting regeneration projects are underway, including a new boardwalk stretching from Dukes Mound to the Marina, offering even more opportunities to enjoy the area's coastal beauty.

This apartment offers a prime opportunity for buy-to-let investors, with its desirable location, close proximity to local amenities and the seafront, and the ongoing regeneration of the area. Its potential for a strong annual yield makes it a highly attractive investment prospect.



### Vendor's Comments:

"You can enjoy a beach lifestyle to the full from this fashionable location which is quieter than its central position may suggest. Ideal as a home, if you are looking for an investment the apartment currently provides a great annual income which is set to increase with details available upon request."

### Good to Know:

1 min walk to beach, shops & cafés

Queen's Park tennis courts, cafés, 5-10 mins walk

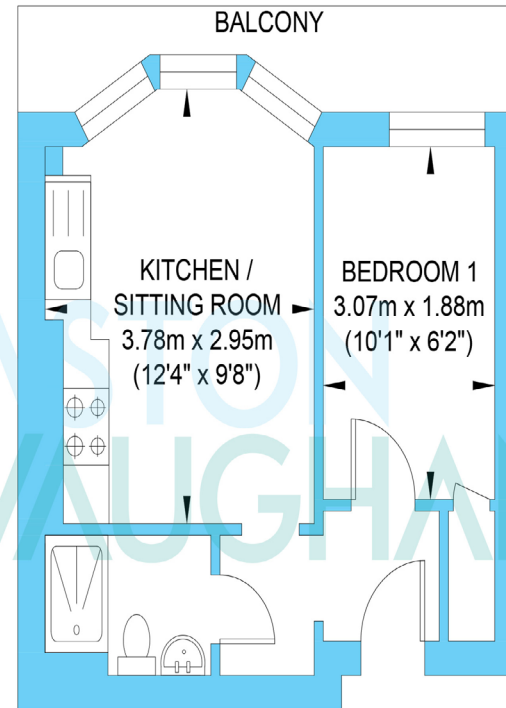
East Brighton Park leads to the Downs

Golf course nearby

### Location Guide:

Kemptown is one of the most fashionable locations in the city, bordered by beaches with beach bars, volleyball courts, yoga centre, Soho House and fantastic Lido. Famous for its al fresco lifestyle, specialist shops and a farmer's market it also has supermarkets, a post office and chemists. Between the pier, the racecourse and waterfront restaurants of the Marina, the theatres and Lanes of central Brighton are all within a 10-15 minute walk by the sea or past the vibrant bars and restaurants of St James' Street (which also host Pride). Bus routes cover the whole of Brighton & Hove, and the proximity to Brighton train station with its fast link to Gatwick and London makes commuting feasible. For those who need a car, both the A23/27 and coast road are nearby.

## Charlotte Street



First Floor  
Approximate Floor Area  
259.0 sq ft  
( 24.0 sq m)

Approximate Gross Internal Area = 24.0 sq m / 259.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.