

BELGRAVE PLACE 1846.

Belgrave Place, BN2
Asking Price £325,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Belgrave Place, BN2

1 Bedrooms | 1 Bathroom | 475 SqFt | Direct sea views

Elevated on the second floor of a striking Grade II listed townhouse tucked away from Kemp Town Seafront on Belgrave Place, this attractive one-bedroom apartment is a real gem. It has generous rooms with tall sash windows framing sea views, and the relaxed café culture of Kemp Town Village nearby. It has been a hugely successful rental property due to its sea views, location and exceptional interior, so it will appeal to first-time buyers, professionals and investors alike.

Bearing the classical architectural features of the era, the town homes of Belgrave Place are striking with Ionic pillars and glossy black railings picked out against creamy facades. The entrance to this apartment is in a house on the westerly corner facing south, with a grand entrance opening to neat communal ways. Stairs rise to the second floor where this apartment is clearly numbered.

Stepping inside, the eye is drawn along the hall to the living room where the expert interior design is evident. Herringbone oak flooring is paired with fresh white walls and natural light streams in from the south through two tall sash windows. Running along the rear wall, the kitchen is a stylish addition with dark cabinetry off-set by white stone worktops and marbled splashbacks to complement. Brushed gold door furniture and taps add warmth and a luxury finish. In a room of this size, there is ample space for formal dining and relaxation, for socialising or simply relaxing in the evening.

Moving through the flat, the bedroom is peacefully positioned to the rear, looking out over the historic city landscape of Kemp Town Village. Wood flooring pairs perfectly with sage green, built-in wardrobes leaving plenty of space for a double bed. Next door, the bathroom follows the same palette as the kitchen with a dark vanity units below a gleaming white basin and bath, combined with marbled panelling to the shower.





LOCATION GUIDE

Vendor's Comments:

"Kemptown has a unique culture of its own and a vibrant energy. During the summer it comes alive with festivals and music, and the beach is a joy all year round."

Education:

Primary: Queens Park Primary School

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

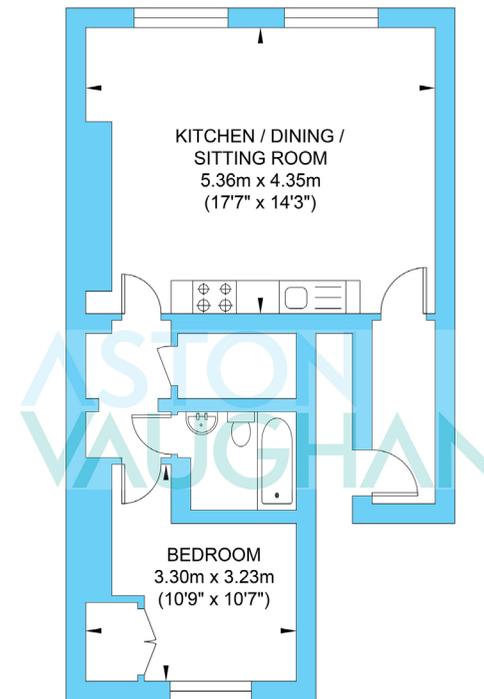
Private: Brighton College and Prep, Montessori School

Good to Know:

In the 19th century, Brighton evolved from a fishing village to a fashionable and wealthy town. By the 1820s, elegant townhouses appeared along the seafront, making Brighton one of the most desirable places to live outside London.

This attractive apartment is just seconds from the seafront but nicely tucked away from the main road. Just minutes from the fashionable Kemp Town Village with its eclectic shops, cafes and bars, the theatres and Lanes are also just a short walk. The lush green spaces of Queens Park are within easy reach and there are regular buses to the mainline station with its excellent links to Gatwick and London.

Belgrave Place



Second Floor
Approximate Floor Area
475.44 sq ft
(44.17 sq m)

Approximate Gross Internal Area = 44.17 sq m / 475.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.