



Abbey Road, BN2

Asking Price £300,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Abbey Road, BN2

1 Bedrooms | 1 Bathrooms | 1 Reception Room | 613 Sq Ft |
Rear patio garden and own street entrance

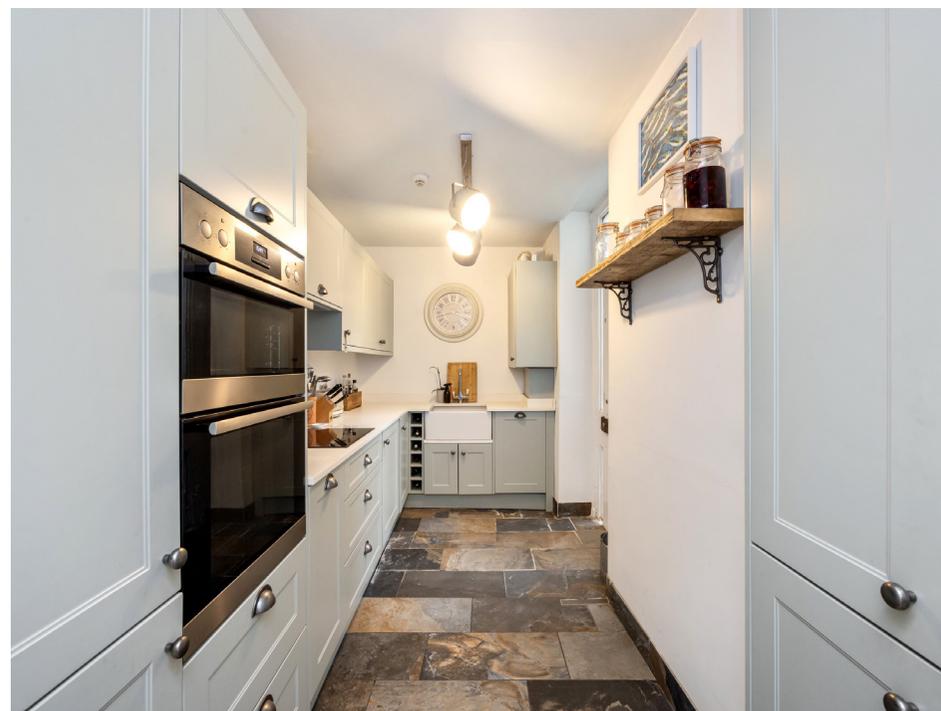
The building bears the classic architectural features of the period with glossy black railings, plasterwork detailing and tall sash windows on every floor. This apartment is formed from the entire lower level with access down a few stone steps to the front.

Stepping inside, it is clearly a naturally light and modern flat which does not feel lower ground as it is open to the garden at the rear, and only partially lower ground to the front due to the position on the hill. To the front, the living room has a naturally high ceiling and a large window on its westerly elevation looking out to the front steps. While street facing, it is perfectly private and there are smart timber shutters to shut the world out in the evening. The decoration is neutral yet stylish with engineered oak flooring to echo the stripped internal doors and the chimney breast is picked out in sage around the original marble fireplace. This is open, adding a warm glow to wintry evenings where there is space for cosying up on sumptuous sofas or for formal dining around the table.

Moving through the flat, the kitchen is conveniently close and well-designed for the space to include fully integrated appliances alongside plenty of storage. It has a modern take on a classic style with a butler sink cut in below stone worktops and mineralised slate covering the floor. You access the patio from here where there is space for drinks and dining alfresco, plus a useful store for logs for the fire. It is perfectly low maintenance as a paved space, so you can add your own pop of colour and scent with potted plants and herbs for the kitchen.

Between the two rooms, the bathroom uses warm neutral tones with more slate on the walls and dark wood panelling around the bath. The suite is modern and fresh in white with a rainfall shower over the bath. Below your feet, underfloor heating warms your toes in winter while there is a heated rail for towels.

Peacefully positioned to the rear of the flat looking out to the patio garden, the bedroom is a generous double, again with a naturally high ceiling due to the scale of the building. Even with a king size bed, chest of drawers and a wardrobe, the floor space is not compromised, and the window is shuttered for weekend lie-ins.





LOCATION GUIDE

Vendor's Comments:

"We fell in love with the feeling of space and the lovely features in the flat when we first viewed it. It has been a joy to renovate, and we have made many happy memories here. The beach and shops are on your doorstep and there is a palpable sense of community in Kemptown which attracts so many to live here. It will be a wrench to leave."

Education:

Primary: Queen's Park Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Lancing Prep.

Good to Know:

Village shops and high street few mins walk

County Hospital 1 min walk

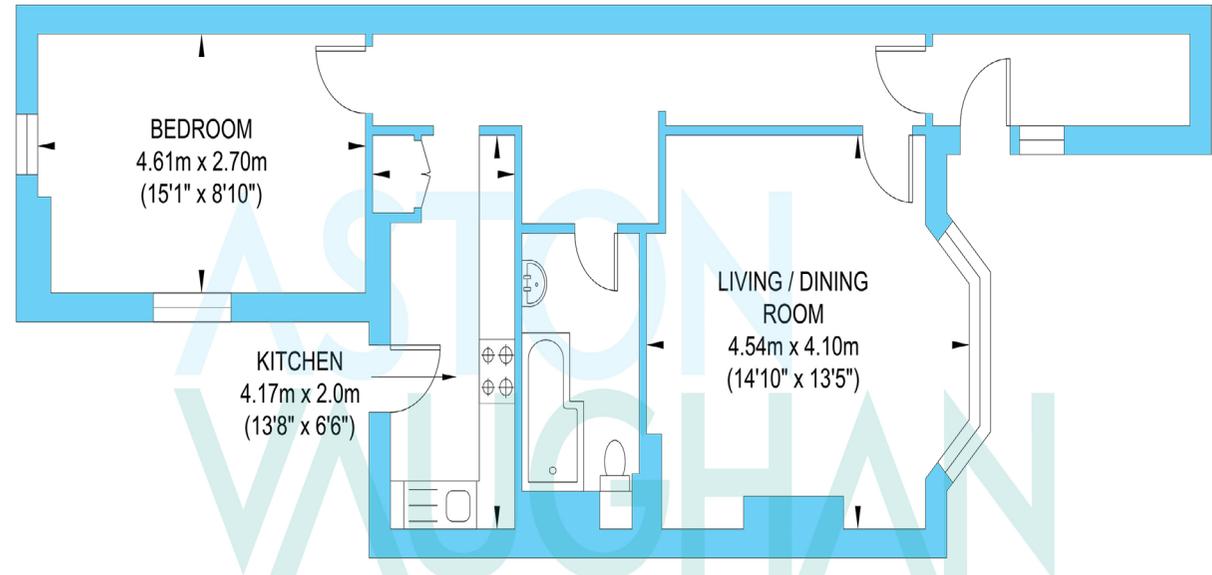
Sea Lanes 3 min walk

Station 15-20 mins bus, 7-10 by cab

Location Summary:

Kemptown is a great place to be with a bohemian mix of cafés, shops, restaurants and even a farmer's market- and it is bordered by the sea. The waterfront restaurants, bars and health club of the Marina are an easy walk and local beaches have amenities including a sauna spa, lido, volleyball courts, yoga centre and café/bars. Within easy reach of the international shopping, restaurants, cinemas and theatres of the historic heart of the city it is convenient for the County, General and Nuffield Hospitals, Amex, the law courts and universities as well as parks and gardens which provide open spaces, sports facilities and host arts events in city festivals. The whole of Brighton and Hove including Brighton Station is easy to reach on foot, by bus or by car, and if you need a car permit zone H has no waiting list.

Abbey Road



Lower Ground Floor
Approximate Floor Area
613.54 sq ft
(57.0 sq m)

Approximate Gross Internal Area = 57.0 sq m / 613.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.