

PHILLIPS & STILL



Belmont Court, Brighton, BN1 3TX

- A Spectacular 1250ft Lower Ground Floor Mansion Apartment
- Three Impressive Double Bedrooms
- Large Living / Dining Room & Kitchen
- Two Bath / Shower Rooms

Offers In Excess Of £450,000

- Multiple Areas Of Garden / Outside Space & Off Road Parking
- Spacious Versatile Living Accommodation That Could Be Reconfigured (STNC)
- Stunning Seven Dials Location Walking Distance To Brighton Station, City Centre & Seafront
- Share Of Freehold & No Onward Chain



Property Description

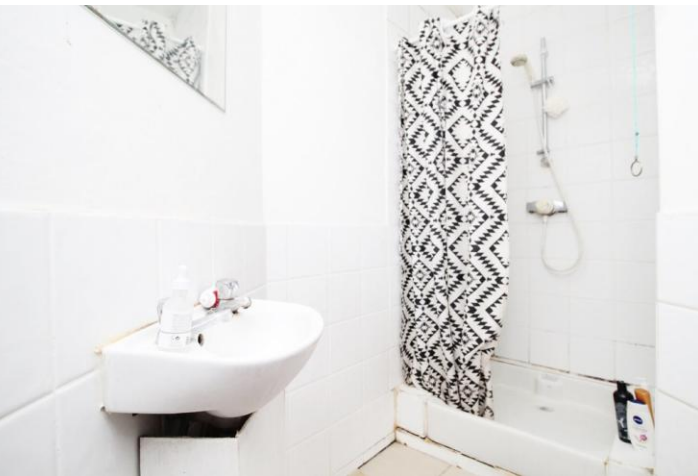
Set in the 'Notting Hill' of Brighton, this vast lower ground floor mansion apartment has everything to offer the discerning buyer. Upon stepping into the spacious & grand hall way you will find original parquet flooring, high ceilings, large windows allowing lots of natural light into the property and extensive versatile living accommodation that, as you have a share of the Freehold here, could easily be reconfigured to suit its next owner's specific requirements in a home!

Accommodation comprises of entrance hall, three double bedrooms with two benefitting from handy built-in storage, an en suite shower room, generous main bathroom that could easily be converted into a fourth bedroom (STNC) and the fabulously sized living / dining room & kitchen. You have more than enough room for both lounge and dining areas as well as an impressive kitchen that could comfortably house a central island or breakfast bar making it the perfect social space for entertaining, relaxing in and sitting down for meals together. The property is extremely airy and bright throughout with a choice of outside / sun trap garden areas to the front & back to choose from which are ideal to sit out in with your morning coffee, evening pre-prandial or a little al fresco dining!

Seven Dials is a delightful district offering the perfect balance of trendy chic and family friendly. Belmont Court is to be found in a quiet cul-de-sac composed of 19th century flint houses and this apartment has use of the unallocated off road car park located to the front of the block that operates on a first come first serve basis.

Step outside of your front door & you are just moments away from a huge array of local shops, delicatessens, artisan bakeries, barista coffee shops, bars, restaurants, boutique shops, supermarkets, gyms, beauty parlours and so much more! It is approximately a ten minute walk to Brighton mainline railway station for anyone who commutes and the North Laine & City centre are approximately a twelve minute walk away leading you down to our famous seafront! What a truly fantastic place to live!





Accommodation

Private entrance with steps down to:

LOWER GROUND FLOOR

Outdoor storage room that has planning approved to be turned into a bathroom

Front door into:

ENTRANCE HALL

BEDROOM TWO

14' 7" x 12' 4" (4.44m x 3.76m)

BEDROOM ONE

18' 11" x 11' 6" (5.77m x 3.51m)

With built-in storage

EN SUITE SHOWER ROOM

BEDROOM THREE

11' 7" x 10' 11" (3.53m x 3.33m)

MAIN BATHROOM

LIVING / DINING ROOM

14' 10" x 14' 9" (4.52m x 4.5m)

KITCHEN / BREAKFAST ROOM

16' 2" x 12' 8" (4.93m x 3.86m)

OUTSIDE

REAR COURTYARD & PATIO AREAS

Split-level

FRONT COURTYARD GARDEN AREA

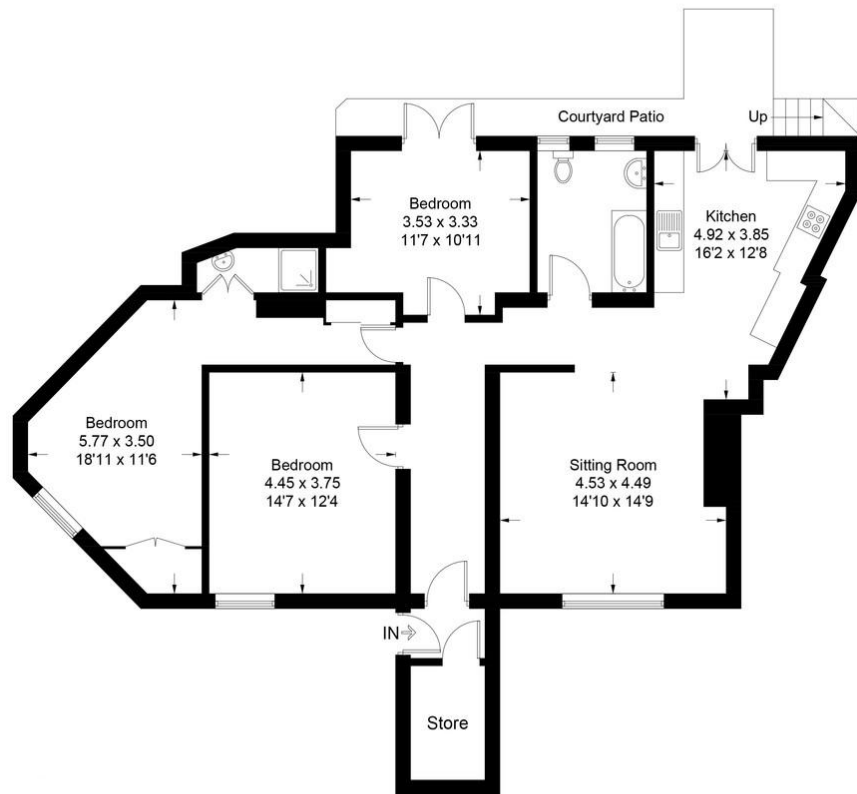
To the front of the living / dining room

OFF ROAD PARKING

Unallocated off road parking to the front of the block on a first come first serve basis

Belmont Court, Belmont, Brighton, BN1 3TX

Approximate Gross Internal Area = 116.9 sq m / 1258 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2021

Picture this...

Living in sought after Seven Dials you are just a short journey by foot, bus or bicycle from the beating heart of the City centre! There you can really soak up Brighton & Hove's famed & vibrant atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its' entertainment and lifestyle!

Alternatively, why not pop over the road to the ever so popular "Good Companions" gastro pub and treat yourself to a couple of drinks & a lovely home-cooked meal.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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