



## Kempton House, Carlton Hill, Brighton, BN2 0GW

Asking Price Of £450,000

- A Spectacular Second Floor Designer Purpose Built Apartment
- Built In 2018, Sold With Remainder Of 10-year BLP New Homes Warranty
- Spacious & Beautifully Presented Throughout
- 20ft Dual Aspect Open Plan Lounge / Diner / Kitchen Opening Onto Private Balcony
- Three Bedrooms
- Bathroom & En Suite Shower Room To Master Bedroom
- Close To Brighton Mainline Station, North Laine, Pavilion & Seafront
- Vibrant City Centre Location In New Edward Street Quarter



## Property Description

Kempton House was erected in 2018 so this spectacular second floor apartment offers nearly 900 square feet of living accommodation and comes with the remainder of a 10-year BLP New Homes Warranty. Positioned in the heart of the newly transformed Edward Street quarter, you have a whole host of shops, trendy restaurants, bars and cafes on your door step.

You are within easy walking distance of Brighton mainline railway station for anyone who commutes and the City centre, North Laine, Royal Pavilion, Palace Pier, Churchill Square shopping precinct and seafront are also just a few minutes stroll away.

You have a lift service taking you to the second floor as well as stairs and once inside the apartment, you will be blown away by the space and light internally with generous, airy living accommodation and high specification fixtures & fittings throughout. Accommodation comprises of entrance hall, three bedrooms with the master being a particularly impressive size and featuring an en suite shower room and built-in wardrobes. The two large doubles are South facing making them beautifully sunny rooms and the third makes an ideal home office, guest room or nursery.

The spectacular open plan lounge / diner / kitchen is dual aspect with floor to ceiling windows and is the ideal place for entertaining friends & family, sitting down for meals and relaxing in. You are spoilt for space and have an extensive modern fitted kitchen area. All the appliances are integrated and next to the kitchen area is a door opening onto your charming private balcony. There is space for a bistro table & chairs here so it makes a delightful setting for your morning coffee, evening glass of wine or a little al fresco dining!

The main bathroom plus the en suite shower room gives you the choice of a bath or shower and two loos which is highly convenient for modern living and when guests come to stay. All in all, this immaculate apartment is an idyllic main residence or second / holiday home in the beating heart of the City near the sea and living here certainly will ensure you fully experience the vibrant lifestyle that Brighton is so well known for.

# Accommodation

## SECOND FLOOR

ENTRANCE HALL

BEDROOM TWO  
11' 5" x 8' 8" (3.48m x 2.64m)

BATHROOM

MASTER BEDROOM  
15' 1" x 10' 7" (4.6m x 3.23m)

EN SUITE SHOWER ROOM

STUNNING OPEN PLAN LOUNGE / DINER  
19' 2" x 18' 4" (5.84m x 5.59m)  
Opening onto balcony

MODERN FITTED KITCHEN AREA  
With all integrated appliance

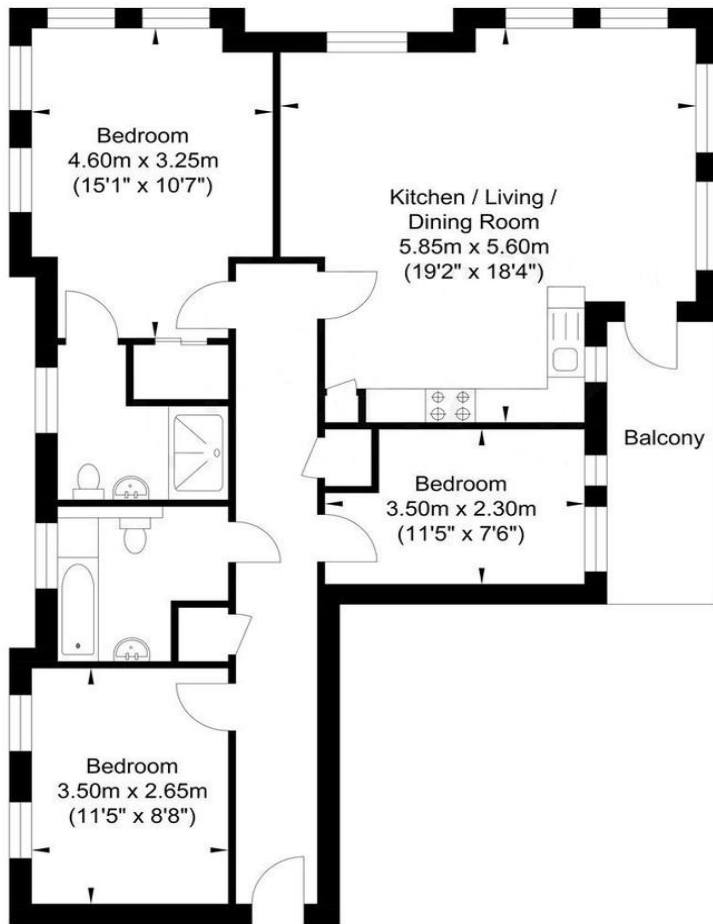
BEDROOM THREE  
11' 5" x 7' 6" (3.48m x 2.29m)

## OUTSIDE

BALCONY



# Kempton House, Brighton



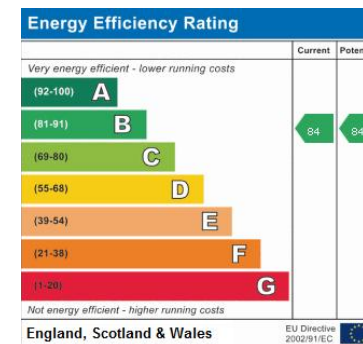
Approximate Floor Area  
887.91 sq ft  
(82.49 sq m)

Approximate Gross Internal Area = 82.49 sq m / 887.91 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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Picture this...

What a perfect home to come home to & relax in for the weekend! The bright lights of the City are quite literally on your doorstep including a wide range of shops, bars, restaurants, boutiques, cafes and many local attractions.

At this address you can really soak up Brighton's cosmopolitan atmosphere so why not stroll down to Brighton's famous picturesque seafront where you can enjoy some beautiful ocean views and sunsets...



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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