

## Belgrave Place

Brighton, BN2 1EL

**£385,000 Leasehold**

EPC Rating : E

- Stylish 2 bedroom apartment in Grade II listed building
- Spacious open plan kitchen/living room
- 2 double bedrooms and bathroom
- Courtyard terrace, Parking Zone H

**H2O**  
**HOMES**



Moments from the sea and beach this gorgeous 2 bedroom apartment enjoys an East and West facing aspect and is located in a stunning Regency style, Grade II listed building on the seafront. The property has been updated throughout giving it a much desired contemporary twist and also has a super bijou courtyard terrace. Upon entry the welcoming hallway naturally leads you to the spacious open plan kitchen/living room with its cosy feature fireplace and sliding doors to the delightful West facing terrace. The kitchen is well equipped with integrated appliances continuing the contemporary theme and providing a seamless finish. A large East facing sash window greets you in the main bedroom allowing the light to flow in and there is good amount of built in storage to be found in this room. The second bedroom enjoys a South facing aspect with access to the terrace and the bathroom provides a sanctuary to relax in.

Belgrave Place, built in 1846, is superbly situated midway between Brighton marina and Brighton Pier. Set within the vibrant Kemp Town area where an eclectic mix of shops, bars and restaurants can be found Belgrave Place is also in close proximity to Brighton College and the County hospital.

#### ENTRY

Stairs to lower ground floor. Store cupboard. Individual door to apartment. Exterior light.

#### ENTRANCE HALL

Security entryphone. Cupboard housing electrical distribution box and meter. Radiator. Heating thermostat. Smoke alarm. 2 ceiling lights. Wood floor.

#### OPEN PLAN KITCHEN/LIVING ROOM

17' 4" x 14' 1" (5.28m x 4.29m)

Kitchen: Fitted wall and base units. Stainless steel oven with 4 ring electric hob and extractor hood over. Integrated fridge/freezer and dishwasher. Stainless steel sink with mixer tap and drainer. Worktops and tiled splashbacks. Under unit lighting. Power points. Recessed spotlights. Wood floor.

Living area : Large sliding patio doors to courtyard terrace. Horizontal window. Curtain track and curtains. Feature fireplace. Radiator. Power points. Telephone point. Ceiling light. Wood floor

## TERRACE

West facing courtyard terrace. Feature arch with lighting. Storage cupboard with power and plumbing for washing machine and tumble dryer.



## BEDROOM ONE

12' 9" x 11' 1" (3.89m x 3.38m)

Large East facing sash window. Curtain pole, curtains and venetian blind. Built in storage cupboards. Power points. Radiator. Coved ceiling. Ceiling light. Wood floor.

## BEDROOM TWO

12' 5" x 7' 2" (3.78m x 2.18m)

South facing window and door overlooking courtyard. Roman blind. Radiator. Power points. Ceiling light. Fitted carpet.



## BATHROOM

Part tiled. White contemporary suite comprising panelled bath with mixer tap and wall mounted shower over. Hand basin with mixer tap set on vanity unit with wall mounted mirror over. Shaver point. Low level WC with concealed cistern. Cupboard housing Heatrae Sadia electric boiler. Radiator. Wall mounted heater. Ceiling light. Extractor fan. Ceramic tiled floor.

## PARKING

Permit parking Zone H.



## Belgrave Place

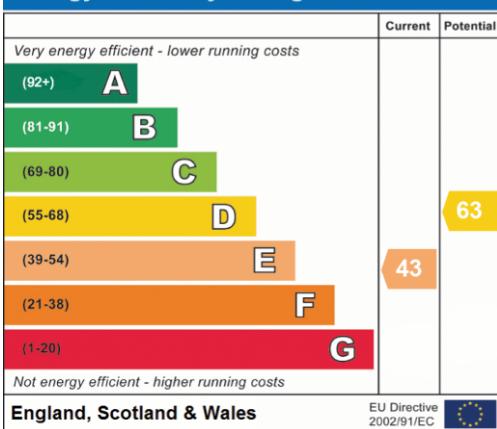


Basement  
Approximate Floor Area  
624.09 sq ft  
(57.98 sq m)



Approximate Gross Internal Area = 57.98 sq m / 624.09 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Energy Efficiency Rating



### COUNCIL TAX BAND

Tax band B

### TENURE

Leasehold – 999 year lease from January 2021

### LOCAL AUTHORITY

Brighton & Hove City Council

### OFFICE

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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.