

Paul Bott & Co



- Three Bedroom Apartment
- Lounge Dining Room
- Maisonette
- Share Of Freehold With Long Lease

1 College Place, Brighton, BN2 1HN

Offers In Excess Of £425,000

This two/ three bedroom maisonette is set right in the heart of Kemp Town, close to the Coop, Bakers, Flower Shop, as well as a variety of coffee shops. One could configure that property as a two or three bedroom, this having two reception room downstairs, and then two bedrooms upstairs A private door guarantees your privacy.



Property Description

The front door leads off College Place close to the Coop, florists and a number of other popular amenities.

As you come into the entrance hall, you have space for hanging of coats, a floor to ceiling radiator, first door will lead into the lounge.

We have conservation double glazed sashed windows, into the bay. Fireplace with bespoke shelving within the fireplace, perfect for storing books. Space on one side for television, chest of draws, bespoke shelving above and chest of draws on the other side of the chimney breast. With space as well for table and chairs without encroaching on the living space.

As we go further down the hall, we come to the first bedroom. Nice double which would have originally been the second reception room but perfect for a double bedroom. Sash window overlooking the rear, large chimney breast with hanging and shelving either side, space for desk.

Further down the entrance hall we have a storage cupboard, a further sash window to side. Downstairs WC. Understairs cupboard and then into the Kitchen. Space for a large American style fridge freezer, wall mounted boiler, obscure sash window to the side and the rest of the kitchen we have wall and base units worked around a laminate work surface with AEG hob an electric oven and stainless-steel sink unit with drainer again part tiled with shelving for a mixture of spices making the space a wonderful catering facility. With space for a washing machine.

Now we head upstairs where we will find two further bedrooms and a bathroom. Firstly, you have the second bedroom, is a good-sized single currently used with bunk beds, space for a wardrobe and chest of drawers on one side of the chimney breast and space for a desk on the other. This would make the perfect guest or child's bedroom, unless you work from home it will





make a very spacious office.

The bathroom itself is fully tiled with full sized bath with shower over, a further shower attachment low level WC, wash hand basin with storage underneath, and vinyl flooring underfoot.

Principle bedroom, conservation double glazed sash windows, into the bay. We have loft hatch wardrobe and shelving into the recess on the other side of the chimney breast, plenty of space for a large double bed with bedside cabinet either side and further furniture.

Approximate Gross Internal Area
765 sq ft / 71.1 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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