

Paul Bott & Co



- Purpose Built Apartment
- First Floor
- Two Bedrooms
- Kemp Town Village Location

46 Malthouse court, Lavender Street, Brighton, BN2 1LH

Asking Price Of £275,000

Purpose built property situated with Kemp Town Village and a short stroll to Kemp Town Seafront. First floor apartment which has been completely refurbished with a stunning finish. Two bedrooms, fitted kitchen, open plan living space, double glazed windows and entryphone system.



Property Description

Purpose built property situated with Kemp Town Village and a short stroll to Kemp Town Seafront. First floor apartment which has been completely refurbished with a stunning finish. Two bedrooms, fitted kitchen, open plan living space, double glazed windows and entryphone system.

This first floor apartment has been finished to such a high standard and is perfectly placed for Kemp Town Village and the seafront. It is the ideal buy to let investment or first time buyer.

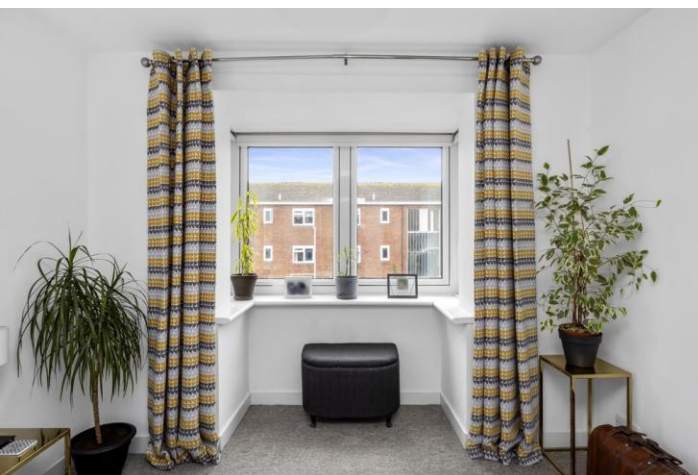
The entrance to the property has an entry phone for ease, built in cupboard and leads into a spacious open plan living space. The kitchen area has fully fitted appliances, electric hob and Neff oven, stainless steel sink and plenty of units for storage in a high gloss crisp white. A sociable and practical island which would make a good breakfast bar or for further space. The kitchen is fully tiled for ease with under unit lighting.

The main living space has stylish wooden flooring, large double-glazed window and plenty of room for everyday furniture and could be easily separated for a table and chairs and seating area.

At the front of the apartment there are two bedrooms. Bedroom one has a large sliding mirrored wardrobe leaving plenty of space for furniture. A large double glazed bay window floods the room with plenty of natural light. Crisp white décor with wooden flooring laid.

Bedroom two has a built in cupboard for storage and a double glazed window for light, again with crisp white décor and wooden flooring.

Finally, a stylish contemporary bathroom. White suite



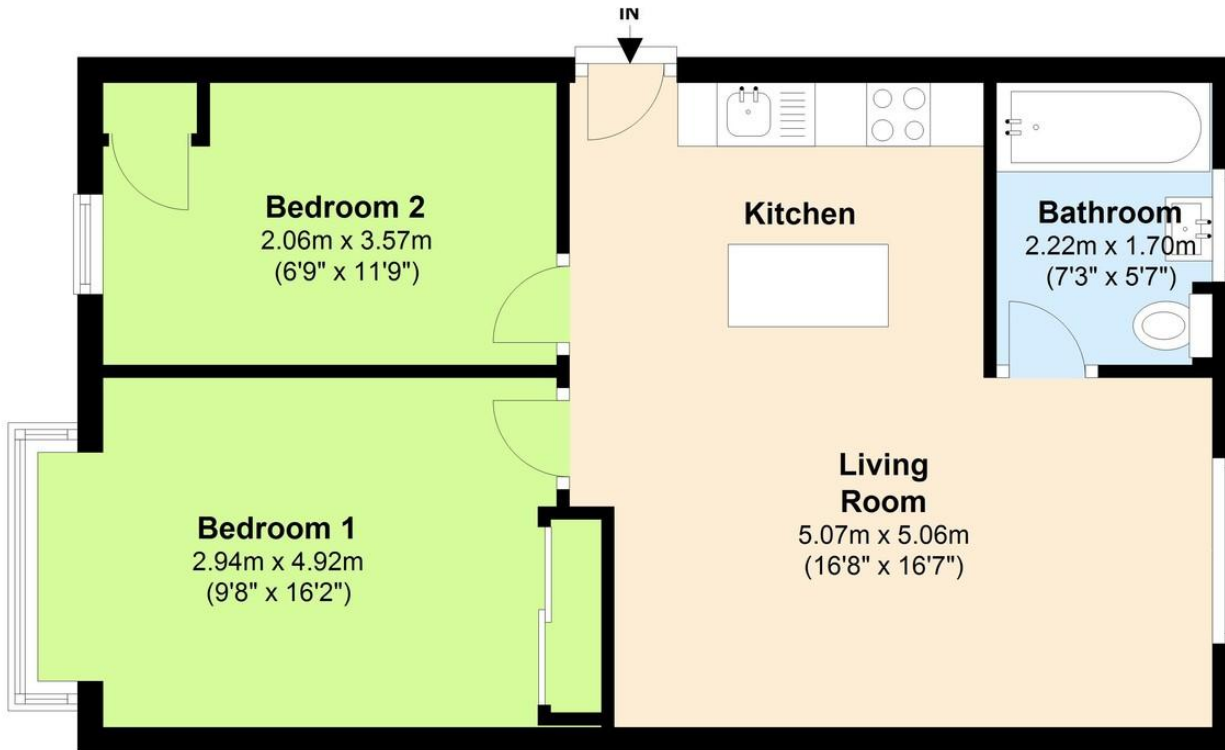


with chrome fittings and rain fall shower fitting. A double-glazed window adds light to the room. The bathroom has been fully tiled and a heated towel rail.

These fantastic two bedrooms apartment certainly ticks all the boxes, not only does it offer an stylish finish but perfect location.

Floor Plan

Approx 48.0 sq.metres (516 sq feet)



Total area: Approx 48.0 sq.metres (516 sq feet)

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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