

PHILLIPS & STILL



Avalon, West Street, Brighton, BN1 2RP

- A Stunning Purpose Built Top Floor Duplex Apartment
- Presented For Sale In Beautiful Order
- Two Double Bedrooms
- Magnificent 23ft Open Plan Living Space With Refitted Designer Kitchen & Island
- Secure Allocated Parking Space In Gated Garage
- Two Juliette Balconies With Picturesque Views Of Hippodrome & Down To Sea
- Separate Entrance To Each Floor With Lift Service
- Two Bath / Shower Rooms & Additional Cloakroom
- Vibrant City Centre Location Moments From Seafront

Asking Price of £625,000



Welcome to Avalon, a picturesque gated complex positioned in the beating heart of Brighton City centre designed to blend new age urban experiences with coastal living. This luxurious modern development is an oasis in the vibrant, social and commercial hub of central Brighton with scenic, well-manicured communal gardens providing a tranquil feel as soon as you enter through the gates. This feeling of tranquillity continues once inside this property as well with two Juliette balconies allowing air & sunlight through the property with beautiful views over the famous Brighton Hippodrome, down Middle Street & out to sea. The Hippodrome is an attractive and iconic building steeped in history having once been a theatre where The Beatles performed!

Positioned on the quieter Middle Street side of the development, the property itself is a spacious and bright third and top floor duplex apartment with two entrances, one to each floor and both served by lift access. There is no worry about owning a vehicle so centrally here as you have an allocated parking space in the secure gated garage of the complex.

To the upper (top floor) of the apartment is your spectacular 23ft open plan living space with wooden floors offering ample room for lounge & dining furniture and an extensive designer refitted kitchen area. You have all integrated high specification appliances allowing a sleek, minimal look and a fantastic central island housing the hob and offering further storage plus a handy breakfast bar-style area to sit at for snacks & drinks. There is also a cloakroom on this floor.

A staircase takes you down to the third floor which is carpeted creating a cosy feel. The size and layout of this fabulous home make it feel like your own elevated house rather than an apartment which is ideal for anyone downsizing from a long time family home as you'll hardly feel like you've downsized at all!

On this floor you'll find plenty of built-in storage, a modern fitted bathroom with W.C. and an en suite shower room with W.C. to the master bedroom giving you a grand total of three loos in the apartment. Both double bedrooms are extremely roomy offering fitted wardrobes as well as plenty of space for additional storage. The master bedroom features the Juliette balcony but both bedrooms have stunning views.

You'll certainly never be bored living here as step outside of Avalon and you find yourself moments from the bustling and vibrant shops, bars and restaurants of the Lanes and City centre. The theatre, gardens and Royal Pavilion are all nearby, while the beach and seafront are at the bottom of the road. A leisurely stroll along the promenade stretches all the way from Brighton Marina to Hove Lagoon, taking in both West and Palace Pier, the i360 and the historic 'birdcage' bandstand. It's rare you find a property & location that are both 10 out of 10 but that is what we have here and viewings are highly recommended to fully appreciate this incredible home!





Accommodation

FOURTH FLOOR

SPECTACULAR OPEN PLAN LIVING SPACE
23' 0" x 21' 8" (7.01m x 6.6m)
With Juliette balcony

BESPOKE REFITTED KITCHEN AREA
With all integrated appliances and island

LANDING

CLOAKROOM
With W.C.

THIRD FLOOR

ENTRANCE HALL
With two large storage cupboards

FAMILY BATHROOM
With bath & W.C.

BEDROOM ONE
15' 10" x 13' 6" (4.83m x 4.11m)
With built-in wardrobes and Juliette balcony

EN SUITE SHOWER ROOM
With walk-in shower cubicle & W.C.

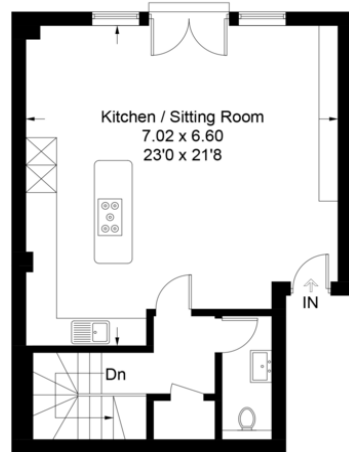
BEDROOM TWO
18' 11" x 7' 11" (5.77m x 2.41m)
With built-in wardrobes

OUTSIDE

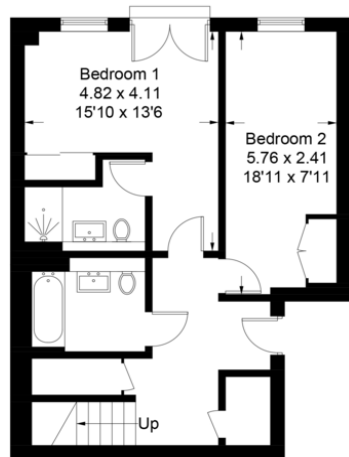
ALLOCATED PARKING SPACE
In secure gated garage

The Avalon, West Street, Brighton BN1 2RP

Approximate Gross Internal Area = 109.3 sq m / 1176 sq ft

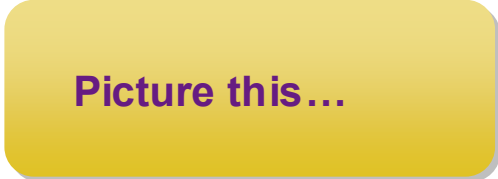


Fourth Floor



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



This luxurious two storey apartment occupies the third and top floor of the building so there will be no problems with noisy upstairs neighbours & you will be delighted with how quiet the property is inside considering the centrality!

Having two entrances, one on each floor, is also a convenient luxury with a lift service to both!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
Sat-Sun: 9am - 5pm

