



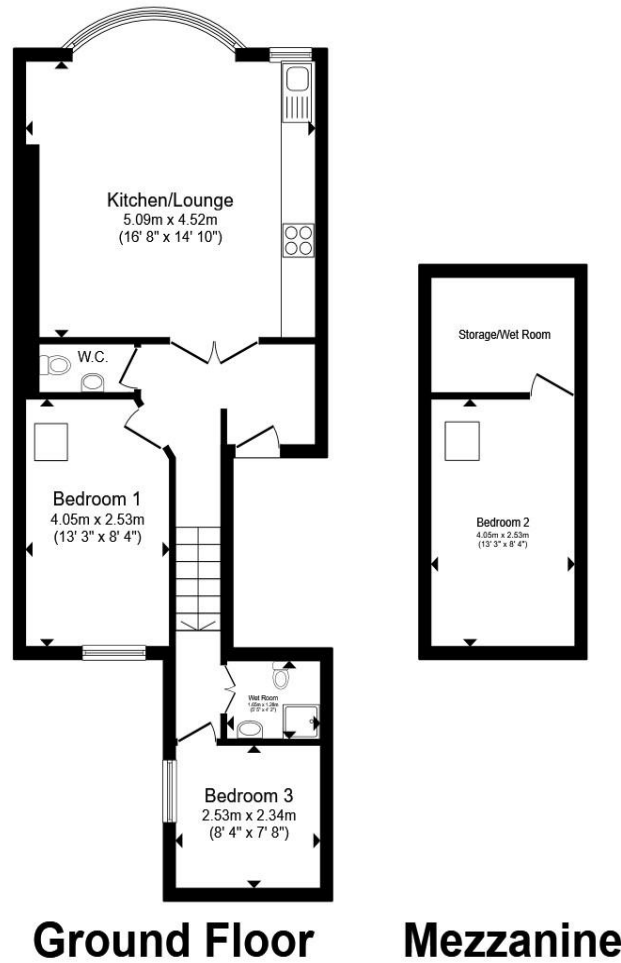
Atlingworth Street, Brighton, BN2 1PL

welcome to

Atlingworth Street, Brighton

Two/three bedroom second floor apartment located just 0.3 miles from the seafront. Early viewing is highly recommended to fully appreciate the space, character, and enviable location this property has to offer.





Situated just moments from Brighton's iconic seafront, this stunning apartment offers stylish coastal living in a highly sought-after location. Sold with no onward chain, this charming home is an ideal purchase for first-time buyers, downsizers, or investors alike. The property is arranged over two levels and features a bright and spacious open-plan kitchen/living room, measuring approximately 5.09m x 4.52m, providing an excellent space for both relaxing and entertaining. The room benefits from a curved bay-style frontage, allowing for an abundance of natural light, while the fitted kitchen runs neatly along one side for a practical and sociable layout. On the main level, there is a main bedroom along with a second single bedroom/home office, complemented by a separate W.C. and a contemporary shower room. The layout is both functional and flexible, ideal for modern living requirements. A staircase leads to a versatile mezzanine level, currently arranged as an additional bedroom with adjoining storage/wet room area. This space offers excellent flexibility and could alternatively be used as a guest room, workspace, or studio area. Located in the heart of Brighton's vibrant Kemp Town area, Atlingworth Street is perfectly positioned just a short stroll from the beach, making this property a fantastic opportunity to enjoy the very best of seaside living.

Total floor area 69.6 m² (750 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Atlingworth Street, Brighton

- Stunning apartment moments from the sea
- Two/three bedroom flexible accommodation
- Bright open-plan kitchen/living space
- Mezzanine level with additional room and storage
- Ideal First Time Buy

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 07 Jun 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KET108489 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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