

PHILLIPS & STILL



- An amazing three bedroom ground and lower ground floor maisonette
- Good decorative order throughout
- No onward chain
- Lounge/dinning room
- Two modern shower rooms

Atlingworth Street, Brighton, BN2 1PL

Asking Price Of £450,000

A delightful ground and lower ground floor maisonette situated in one of this cities most prestigious location just off Brighton seafront. The property is in good condition throughout and is perfect for a home or an investment buy, everything is on your doorstep here and there is the added benefit of the property having no onward chain



Property Description

This incredibly spacious three bedroom Regency maisonette forms the ground and lower ground floors of an attractive period building and is ideally located just a stone's throw from Brighton Beach and Promenade, on a quiet one-way street. The property benefits from a private street entrance and will be sold with no onward chain.

The accommodation is arranged over the two floors and boasts in excess of 1400 square feet. It has been newly redecorated with new carpets throughout. To the lower ground floor, there is a modern shower room, two good sized double bedrooms, one with a walk in wardrobe, and a beautiful kitchen which has been recently fitted to a high standard with plenty of storage and countertop space.

On the ground floor, the sense of light and space continues in the stunning through living/dining room. This room is the hub of the home boasting high ceilings, original cornicing, bay windows and not only one, but two feature fireplaces! Also on this floor, you will find another modern shower room and further good size double bedroom.

Atlingworth Street is right in the heart of Kemp Town village, with its boutique shops and cafes as well as gastro pubs. The location of this great for walking & cycling along the picturesque cliff tops alongside the sea. Brighton Marina is also close & home to many recreation & leisure pursuits including a first class yachting marina, cinema complex, casino and a large supermarket. Kemptown's seafront is also undergoing a fantastic regeneration including a new heated Olympic-size outdoor swimming pool, which is due to open in spring 2023, making this a truly exciting place to be!



Accommodation

GROUND FLOOR

ENTRANCE HALL

LIVING/ DINING ROOM

31' 11" x 12' 1" (9.73m x 3.68m)

BEDROOM ONE

14' 1" x 12' 7" (4.29m x 3.84m)

SHOWER ROOM

LOWER GROUND FLOOR

BEDROOM TWO

14' 9" x 12' 5" (4.5m x 3.78m)

KITCHEN

13' 11" x 10' 4" (4.24m x 3.15m)

BEDROOM THREE

14' 1" x 12' 9" (4.29m x 3.89m)

SHOWER ROOM



Lower Ground Floor

Ground Floor



Approximate gross Internal floor Area 130.74 sq m/ 1407.27 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Picture this...

The location of this impressive property is a crowd pleaser for sure with our famous seafront at the end of the street and everything you could ever possibly want to eat, drink and entertain yourself doing within strolling distance of your front door!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

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