



5A COLLEGE PLACE BRIGHTON, BN2 1HN

SHARE OF FREEHOLD

Extended garden apartment with its own entrance, west-facing garden, flexible guest room/home office and no onward chain, moments from the seafront.

This spacious and beautifully presented one-bedroom garden apartment has been thoughtfully extended to create a flexible, open-plan living space, combining period character with a bright, contemporary extension.

At the front is a comfortable separate reception room. The double bedroom is positioned in the middle of the property, with a modern bathroom to the rear featuring a vaulted ceiling. The kitchen opens into a spacious dining and living area, with plenty of natural light and a seamless connection to the garden. Internal bi-folding doors allow the space to be separated, providing a useful home office, guest room, snug or additional living area. The apartment is well suited to working from home, entertaining and accommodating overnight guests.

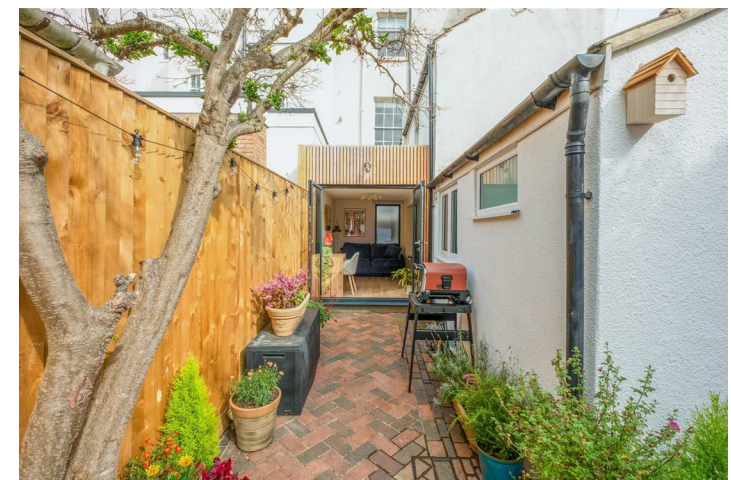
Doors open directly onto the private west-facing garden, which enjoys the afternoon and evening sun and is ideal for outdoor dining, relaxing and entertaining.

College Place is close to the independent cafés, shops, pubs and restaurants of Kemp Town Village, while Brighton seafront is only a short walk away. The Royal Sussex County Hospital is also nearby, and Brighton city centre and the mainline railway station are readily accessible by bus, bicycle or on foot.

The property is currently a popular short-stay home, with multiple bookings throughout the summer. It would make an excellent permanent home, Brighton base or investment, subject to any necessary consents.

**Nicholas
James**

SALES LETTINGS AUCTIONS





5A College Place

Approximate Gross Internal Area = 61.3 sq m / 660 sq ft

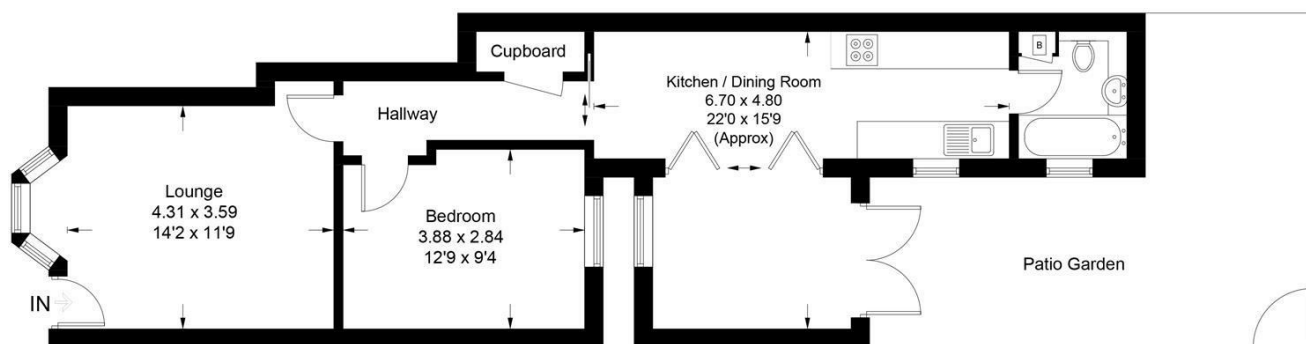


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1230397)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	75
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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