



BRISTOL MANSIONS

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Bristol Mansions, BN2

£750,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

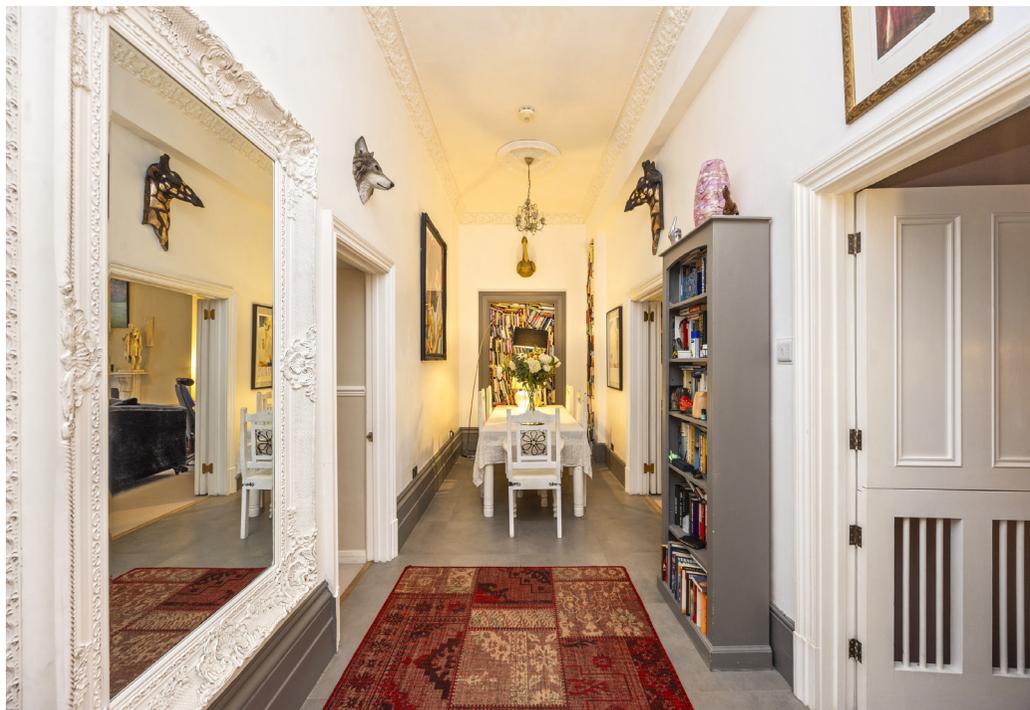
Bristol Mansions, BN2

2 Bedrooms | 2 Bathroom | 1 Reception Room | 1049 sq ft | Access to Exclusive Sussex Square Enclosures with Tunnel to Beach

Bristol Mansions boasts some of the most stunning communal areas in the city, let alone Sussex Square alone. Over the years, a huge amount of effort, and cost has been spent bringing them to the immaculate condition that they are in today.

As you enter the apartment itself, you walk immediately into the most stunning wide and spacious hallways, the size of which allows it to also be used as a dining area, easily catering for a good party of 8-10 people and a table to catering for it. Your eyes will be drawn up immediately to the detailed original cornice, with large stone tiling under foot. All the rooms run off this most impressive space.

First we enter bedroom two. A good double, with wonderful high ceilings, and window to the rear of the property. The room enjoys wonderful space for a very large bed, and a good-sized built-in wardrobe. A huge bonus is an en-suite located at the rear of the room.



The next room is the master bedroom, and what an exceptional room is for offer. A stunning ceiling rose hogs the attention of the ceiling, and at the rear of the property, a beautifully sized double glazed wooden sash window, complemented by the original window shutters. Again, plenty of room for a very large bed, and wonderfully large and bespoke built-in wardrobes, thus catering for everything thing a master should have, including another en-suite again to the rear of the room. boasting a free-standing bath with a shower attachment, low level W.C and a pedestal wash hand basin. Two windows to the side and rear which bring in light and ventilation.

Now we move into the lounge, which is more than a stunning room, and to be expected in this type and standard of apartment. There are two large sash windows to the front of the building, and given the position of the property, you have views straight down to the sea, and again the windows are complimented by the original shutters. The cornice on the ceiling is original, and incredibly detailed, high skirting boards, and a large marble fire surround with a working gas fire complete the lounge, but genuinely a room that must be seen to be appreciated.

The final stop is the recently refurbished kitchen, which has been designed by hand created by the vendor to deliver the most efficient and sociable space, and fulfil, her love for baking. Entering the kitchen, via a stable door, the finish is exceptional. Again, your eyes are drawn immediately to the ceiling where again we enjoy the original cornice. A large sash window, with an even rarer further view down to the sea. You have a wonderfully spread-out section of Corian work surface, designed for multiple use, and again efficient and sociable, including a breakfast bar. All the appliances are integrated, from the large fridge, to separate freezers, washing machine, and there is plumbing and a space for a dishwasher, but the vendor preferred an integrated recycling and rubbish cupboard, thus, keeping the kitchen, itself less cluttered and working better. An imported Range Master with multiple gas hobs and a double oven will be staying as it is a centre piece of the kitchen and finished perfectly with large stone tiling under foot.

Now a few feet away from the main body of the apartment itself, is your private patio area, being south west facing. It has been loving built up over the last few years, and now has a wonderful selection of pots and plants, and a cleverly placed seating area to be able to capture the sun into the early hours of the evening, alternatively, one can simply hop over the road, and enjoy five acres of private gardens know as the Kemp Town Enclosures, the wonderful, and rare choice is yours. A magical apartment in an exceptional building, not one to miss.







Education:

Primary: St Luke's, Queen's Park

Secondary: Varndean, Dorothy Stringer

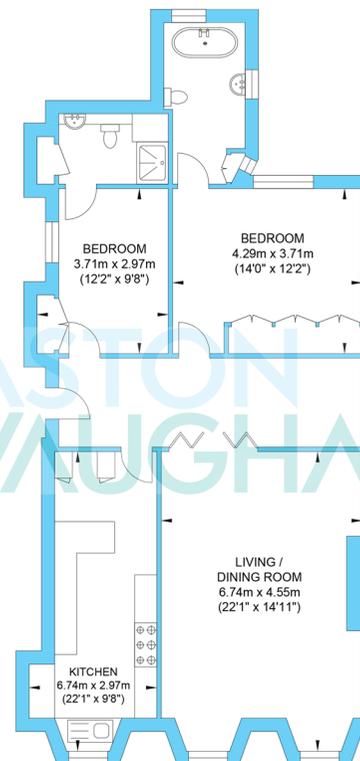
Sixth Form: BHASVIC, Varndean, MET, BIM

Private: Brighton College Prep, Brighton College, Brighton Waldorf, Roedean

Good to know:

Kemptown is a great place to be with a bohemian mix of cafés, shops, restaurants and even a farmer's market- and it is bordered by the sea. The waterfront restaurants, bars and health club of the Marina are an easy walk and local beaches have amenities including a sauna spa, lido, volleyball courts, yoga centre and café/bars. Within easy reach of the international shopping, restaurants, cinemas and theatres of the historic heart of the city it is convenient for the County, General and Nuffield Hospitals, Amex, the law courts and universities as well as parks and gardens which provide open spaces, sports facilities and host arts events in city festivals. The whole of Brighton and Hove including Brighton Station is easy to reach on foot, by bus or by car, and if you need a car permit zone H has no waiting list.

Sussex Square



Ground Floor Flat
Approximate Floor Area
1049.15 sq ft
(97.47 sq m)

Approximate Gross Internal Area = 97.47 sq m / 1049.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.