



Egremont Place, BN2

Offers in excess of £285,000

INTRODUCING

Egremont Place, BN2

1 Bedroom | 1 Bathrooms | 1 Reception Room | 496 Sq Ft |
Private outdoor space with decking

Nestled in the highly sought-after Queens Park area of East Sussex, this beautifully presented one-bedroom flat offers an exceptional opportunity for buyers seeking a stylish and comfortable home.

Upon entering, you are greeted by a welcoming atmosphere that extends throughout the flat. The well-sized living room is a true highlight, providing ample space for relaxation and entertaining. A charming fireplace adds a focal point, creating a cosy ambiance perfect for cooler evenings. Large windows ensure the room is bathed in natural light, enhancing the sense of space and airiness.

The kitchen has been thoughtfully refurbished to a modern standard, featuring contemporary fittings and finishes. It offers a practical and aesthetically pleasing environment for culinary pursuits, with plenty of storage and workspace. Adjacent to the main living areas, the property benefits from a modern bathroom, complemented by an additional separate WC, a convenient feature that adds to the functionality of the home.

One of the standout features of this delightful flat is its private outdoor space. This secluded area provides a wonderful retreat for enjoying a morning coffee, al fresco dining, or simply unwinding in the fresh air. It is a rare and valuable asset for apartment living, offering a personal oasis away from the hustle and bustle.

The bedroom is generously proportioned, offering a peaceful sanctuary for rest and rejuvenation. It provides ample room for a double bed and additional furniture, ensuring comfort and practicality. The overall layout of the flat has been intelligently designed to maximise space and light, creating an inviting and harmonious living environment.

Located in the vibrant Queens Park neighbourhood, residents will benefit from excellent local amenities, including a variety of shops, cafes, and restaurants. The area is well-served by public transport links, providing easy access to the wider East Sussex region and beyond. Queens Park itself is a popular green space, offering recreational opportunities and a pleasant environment for walks.

This property is an ideal choice for first-time buyers, professionals, or those looking for a charming pied-à-terre in a desirable location. Its combination of modern interiors, private outdoor space, and a prime Queens Park address makes it a truly compelling offering. Early viewing is highly recommended to fully appreciate the quality and appeal of this superb one-bedroom flat.





ASTON
VAUGHAN





Education:

Primary: Queens Park Primary, St Lukes Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

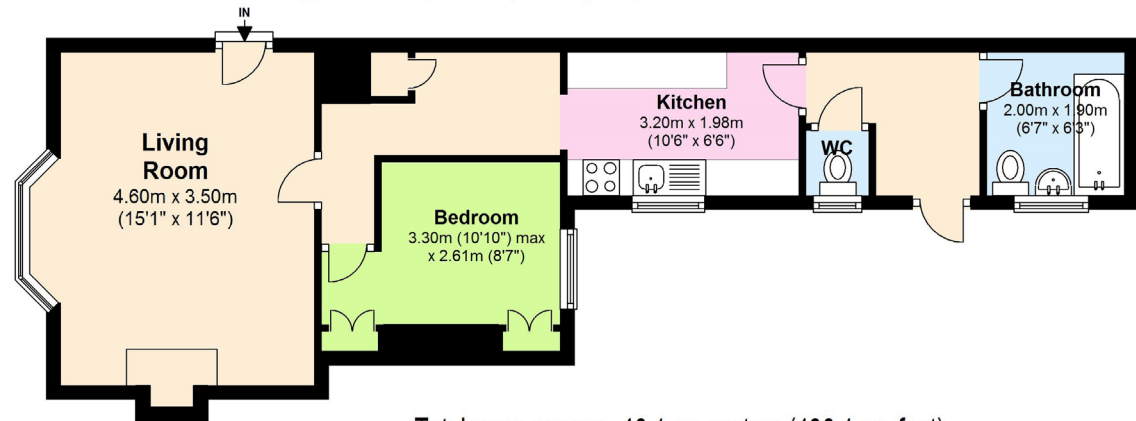
Private: Brighton College, Brighton College Prep, Roedean School

Location guide:

During the early 19th Century, Brighton was transformed from a quiet fishing village into one of the most fashionable and wealthy towns in the country. From the early 1820s, these uniquely beautiful townhouses rose up along the seafront, with their exquisite architectural features echoing those within the capital. Over 200-years later, they continue to hold an appeal for those looking to make the move south, to an area with better schools and a coastal lifestyle while remaining connected. Soho House Brighton Beach has opened nearby in recent years, alongside several beach saunas and Sea Lanes Open air swimming pool which have together improved the peaceful seafront to the east of the Palace Pier.

Floor Plan

Approx. 46.1 sq. metres (496.1 sq. feet)



Total area: approx. 46.1 sq. metres (496.1 sq. feet)

ASTON
VAUGHAN