

# Bott & Co.



- Large Two Bedroom Maisonette
- Spacious Two Double Bedrooms
- Spectacular Open Plan Living Area
- Modern Fitted Kitchen

## Flat 1, 16 Rock Street, Brighton, BN2 1NF

Offers In Region Of £410,000

A substantial, two-bedroom maisonette available in a popular spot within Kemptown Village. Comprising two double bedrooms, family bathroom and open plan living, with two private outside spaces, this property is positioned close to the sea front and within easy walking distance of Kemptown village and each of its wonderful shops, bars and cafés.





## Property Description

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A communal door leads off street into a short hall space, with the entrance to the flat on your left-hand side. You immediately enter a beautiful hallway, with high ceilings and a lot of natural light. To the front of the ground floor, a large master bedroom, with a bay and sash windows to the front offers a wonderful space, with enough room for a double bed and storage options. As you continue down the hallway you find a family bathroom to your left, well presented, with a modern walk-in shower, white tiling to the back with a glass surround, wash basin, heated towel rail and W/C. The second bedroom is next door, a very good size, with a sash window overlooking the outside spaces. Albeit north aspect, the room is still bright and airy, with wooden flooring underfoot and space for storage options. To the end of the hall, you come into a small area with a door to your right housing a separate W/C and a rear exit leading out to a wonderful private courtyard garden.

Downstairs, the property opens fully, coming down to brilliant space to cook, relax and entertain. With a modern fitted kitchen space for appliances and a copious amount of storage, the kitchen also benefits from a large island, which doubles up as a breakfast bar. The lounge is double length, with one end perfect for a dining table and chairs and, to the far end, a cosy lounge, with space for a sofa, an armchair, and various items of furniture. Sliding doors lead out to a secondary patio space. The lower level of the property also benefits from an additional small room at the rear, and

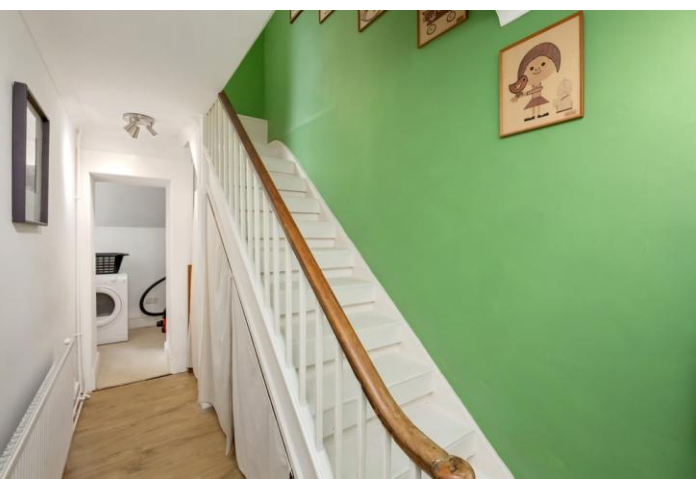




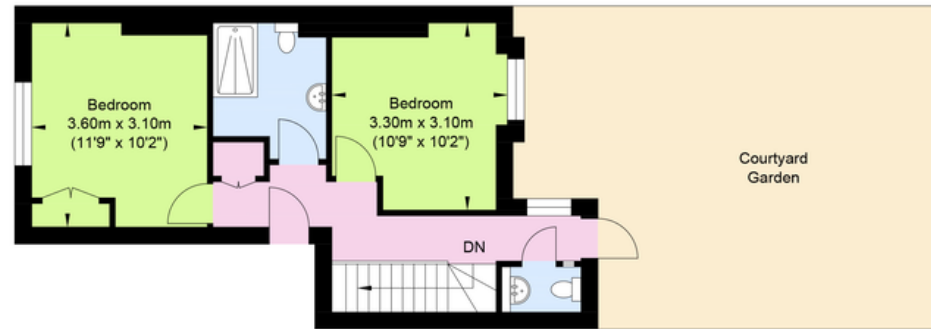


to the front the old coal bunker has been transformed into a wonderful storage space, with electrics running throughout and space for a fridge freezer and other appliances.

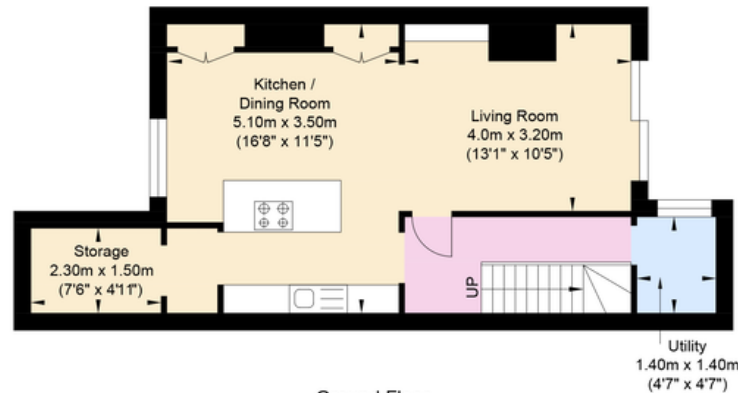
The property offers you space, light and modern fittings all within a wonderful location. The beach is on your doorstep, offering Sea Lanes and the incredibly popular Reading Rooms and, being in the heart of the village, you are moments from the local pubs, restaurants and shops that Kemptown has to offer.



## Rock Street



First Floor  
Approximate Floor Area  
394.71 sq ft  
(36.67 sq m)



Ground Floor  
Approximate Floor Area  
516.34 sq ft  
(47.97 sq m)

Approximate Gross Internal Area (Excluding Courtyard) = 84.64 sq m / 911.05 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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