

# Paul Bott & Co



- Beautiful One Bed Apartment
- Private Entrance
- Private Rear Patio Garden
- Share Of Freehold

## 22b Lower Rock Gardens, Brighton, BN2 1PG

Offers In Excess Of £325,000

Just two minutes from Brighton's iconic beach and five from the Pier, this impeccably renovated, one-bedroom apartment delivers the ultimate blend of seaside charm and city buzz. Whether you're after a chic coastal base or a high-performing holiday let, this place does it all, with £34,000 generated in 2024 alone.



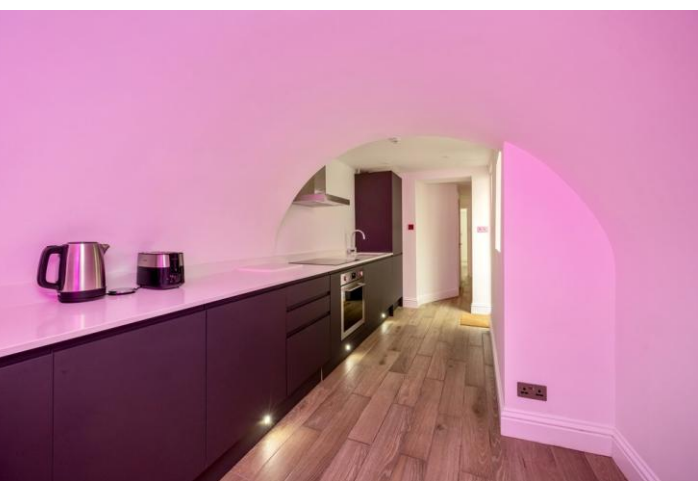


## Property Description

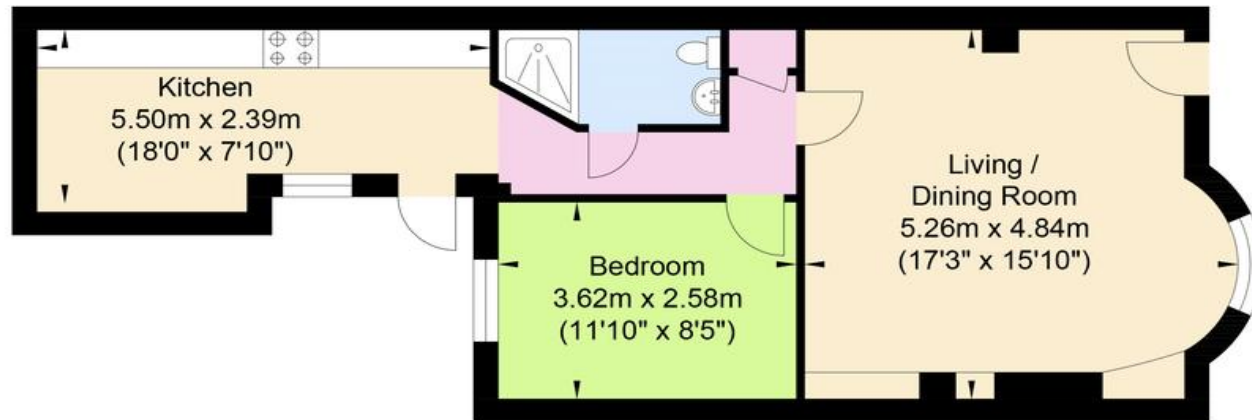
Tucked behind its own private street entrance, the apartment opens into a beautifully curated space finished to an exceptional standard. A large Lounge, with beautiful wooden flooring underfoot, leading through to a corridor leading to a large double bedroom, which overlooks the private patio, The kitchen is brand new and fully fitted with premium Smeg appliances, ready for anything from lazy brunches to dinner with friends.

The spa-inspired bathroom is all about calm and comfort, with a walk-in rain shower, illuminated mirror, and heated towel rail. Light, bright interiors throughout add to the sense of space, while a private patio offers a tranquil spot for morning coffee or sunset drinks.





## Lower Rock Gardens



Lower Ground Floor  
572.85 sq ft  
(53.22 sq m)

Approximate Gross Internal Area = 53.22 sq m / 572.85 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