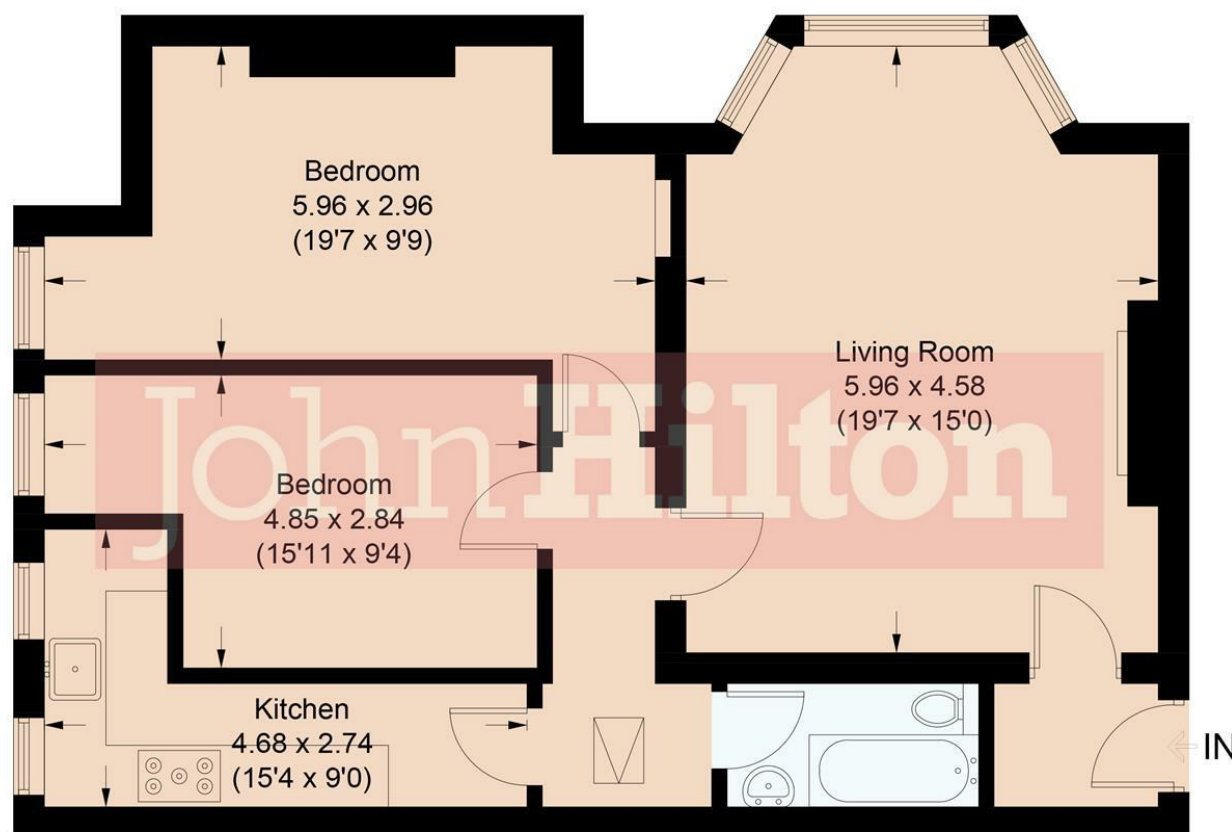


Upper Rock Gardens, Brighton, BN2 1QF

Approximate Gross Internal Area = 75.0 sq m / 807 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 807.00 sq ft

Flat 6, 49 Upper Rock Gardens, Brighton, BN2 1QF

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £375,000-£400,000
Leasehold



Flat 6, 49 Upper Rock Gardens Brighton BN2 1QF

*** GUIDE PRICE £375,000-£400,000 ***

A delightful two double bedroom apartment situated on the first floor of a substantial period property, formerly the vicarage to St Mary's Church, in the heart of the fashionable and vibrant Kemp Town area. The property comes with its own allocated parking space which is a rare find in this location. Internally, the property is well-presented with tall lofty ceilings and large windows which gives it a real sense of space with lots of natural light pouring in. Generously sized and well laid out accommodation, located within a stone's throw of Brighton seafront. Within walking distance of Brighton Station and the main city centre, and an array of independent shops, cafes and restaurants can be found on St James's Street which is practically on the doorstep. Soho House and the recently opened Sea Lanes offer alternative food and drink options. Ideal first time buy or for those seeking a 'lock up and go' bolt hole by the sea.



Approach

Allocated parking space to left-hand side, visitors' parking to right-hand side.

Communal Entrance

Intercom entryphone system, sweeping staircase to first floor.

Entrance Hall

Fitted carpet.

Living Room

5.96m x 4.58m (19'6" x 15'0")

High ceilings, large bay window, feature fireplace with marble surround, fitted carpet.

Inner Hallway

Fitted carpet, wall-mounted combi boiler, skylight, intercom entryphone.

Kitchen

4.68m x 2.74m (15'4" x 8'11")

Range of units at eye and base level, solid wood worktops and mosaic-tiled splashbacks. Fitted oven, five-ring hob with canopied extractor hood over, one-and-a-half bowl stainless steel sink with mixer tap and drainer. Two sash windows, fitted shelving, slate tile effect laminate flooring.

Bedroom

5.96m x 2.96m (19'6" x 9'8")

High ceilings, fitted carpet, built-in storage cupboard, double glazed window with access to fire escape.

Bedroom

4.85m x 2.84m (15'10" x 9'3")

High ceilings, fitted carpet, double glazed window with access to fire escape.



- Spacious Two Double Bedroom Apartment
- First Floor Within a Substantial Period Building
- Allocated Off-Street Parking (Rare Find)
- High Ceilings
- Large Windows
- Well Presented Accommodation
- Heart of Kemp Town
- Moments from the Seafront & Beach
- Close to Café's, Bars, Restaurants & Independent Shops
- Ideal First Time Buy / Bolt Hole by the Sea

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **B**