

# Bath Street

## Brighton

**LEXTONS** / SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## About the property

\*\*\*Guide Price £300,000 To £325,000\*\*\*

Nestled on Bath Street in the lively city of Brighton, this exquisite ground floor apartment is a true gem waiting to be discovered. Boasting a private rear garden, this newly decorated abode offers a tranquil escape right in the heart of the action.

Located in the desirable Seven Dials area, this apartment is a dream for those seeking convenience and style. With the Seven Dials shopping area just a stone's throw away and the Brighton mainline station within walking distance, you'll have all the amenities and transport links at your fingertips.

Step inside this charming apartment to be greeted by a spacious living room adorned with high ceilings that create a sense of openness and light. The modern integrated kitchen is perfect for culinary enthusiasts, while the sleek bathroom adds a touch of contemporary flair.

The double bedroom, with its dual aspect windows and ample storage, provides a cosy sanctuary. Step out onto the balcony to enjoy your morning coffee or descend the charming steps to the generous rear garden and patio, ideal for gardening or hosting gatherings.

This property is a rare find, offering a blend of modern comforts and outdoor space in a prime Brighton location. Don't let this opportunity slip away - make this delightful apartment your new home and experience the best of city living with a touch of tranquillity.

## Bath Street Brighton



1

BEDROOM

1

RECEPTION

1

BATHROOM



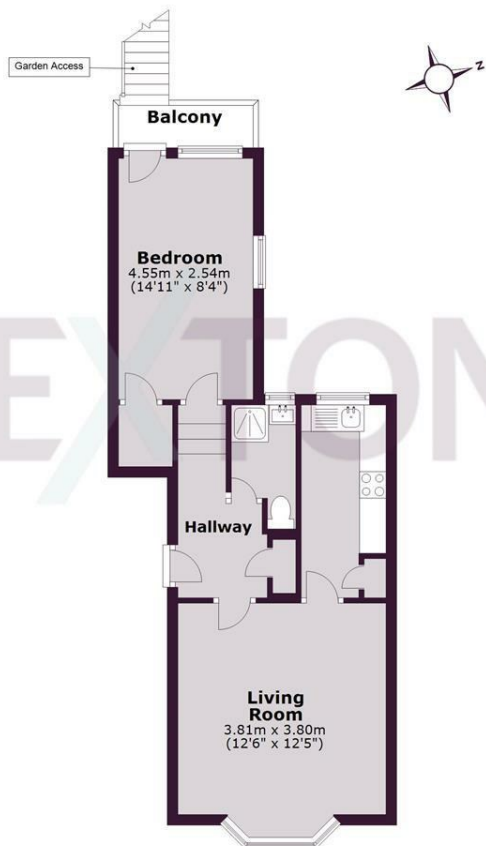






SCAN HERE TO OFFER ON THIS PROPERTY

**Ground Floor**  
Approx. 43.7 sq. metres (470.9 sq. feet)



Total area: approx. 43.7 sq. metres (470.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		76	79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	