

Apartment (EPC Rating:)

9A RUGBY PLACE, BRIGHTON, BN2 5JB

£1,250

**ASTON
VAUGHAN**
Sales and Lettings



1 Bedroom Apartment located in Brighton

Located in the vibrant Kemptown area of Brighton, this charming one-bedroom unfurnished basement flat on Rugby Place offers a unique opportunity for those seeking a comfortable and convenient living space. The property features a well-designed open plan kitchen and living area, perfect for both relaxation and entertaining.

The flat comprises a spacious reception room that seamlessly integrates with the kitchen, creating a warm and inviting atmosphere. The bedroom provides a peaceful retreat, while the bathroom is thoughtfully appointed with shower over bath to meet your everyday needs.

One of the standout features of this property is the private courtyard, an ideal spot for enjoying a morning coffee or unwinding after a long day. The superb location in Kemptown means you are just a stone's throw away from the lively seafront, local shops, and a variety of eateries, making it a perfect choice for those who appreciate the buzz of city life.

Available for immediate occupancy, this apartment is an excellent option for individuals or couples looking to embrace the charm of Brighton living. Don't miss the chance to make this delightful flat your new home.

Property description

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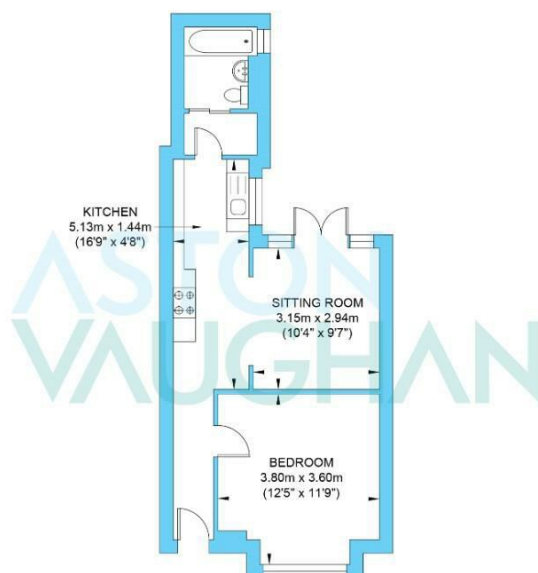
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Rugby Place



Lower Ground Floor
Approximate Floor Area
420.97 sq ft
(39.11 sq m)

Approximate Gross Internal Area = 39.11 sq m / 420.97 sq ft

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

Council Tax Band

Energy Performance Graph

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	

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