



Maisonette (EPC Rating: B)

FLAT 4, 80, ROYAL VIEW GRAND PARADE, BRIGHTON, BN2 9JA

£1,700

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Maisonette located in Brighton

This charming two-bedroom maisonette located in Royal View on Grand Parade offers a delightful blend of modern living and historic surroundings. Spanning an impressive 904 square feet, this property is perfect for those seeking a comfortable and stylish home in a vibrant location.

The maisonette features a spacious open plan kitchen/ living area, ideal for entertaining guests or enjoying quiet evenings in. The two well-proportioned double bedrooms provide ample space for relaxation, with both bedrooms boasting access to a small patio, perfect for enjoying a morning coffee or an evening breeze. With two bathrooms, convenience is at your fingertips, making this property suitable for both small families and professionals alike.

Built in 2004, this unfurnished home allows you to personalise the space to your taste, although a double bed can remain for your convenience. The ground floor and lower ground layout offers a unique living experience, with the downstairs bedrooms providing a peaceful retreat from the bustling city life above.

Situated directly opposite the iconic Royal Pavilion, you will find yourself in a central location that is rich in culture and history. The vibrant atmosphere of Brighton, with its array of shops, restaurants, and the stunning seafront, is just a stone's throw away. This maisonette is not just a home; it is a lifestyle choice, offering the perfect balance of comfort and convenience in one of the UK's most sought-after coastal cities. Don't miss the opportunity to make this delightful property your own.

Property description

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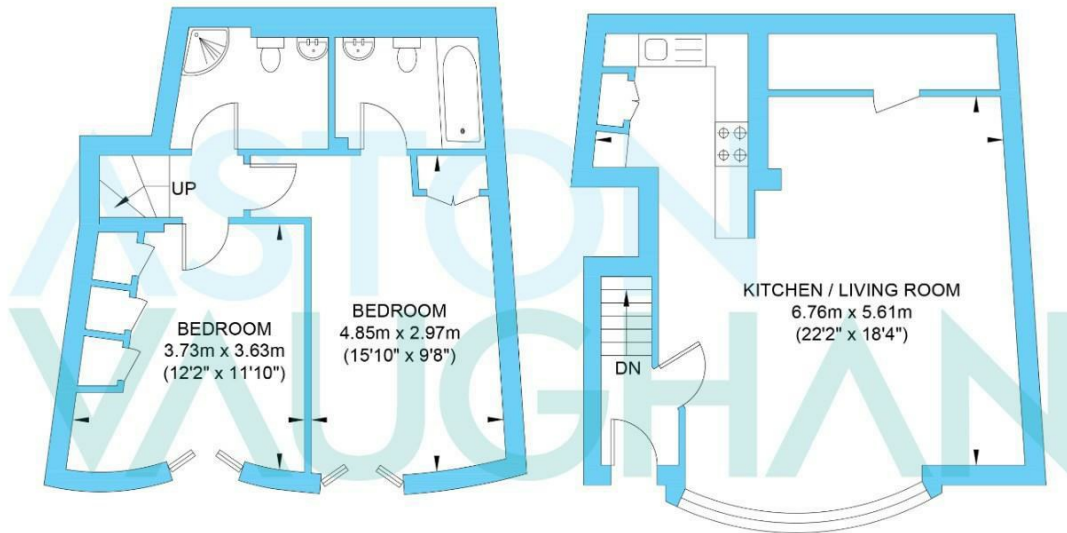
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Grand Parade



Lower Ground Floor
Approximate Floor Area
415.48 sq ft
(38.60 sq m)



Ground Floor
Approximate Floor Area
448.31 sq ft
(41.65 sq m)

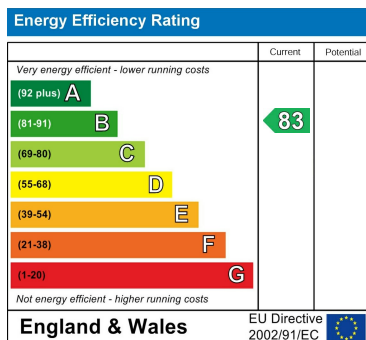
Approximate Gross Internal Area = 80.25 sq m / 863.79 sq ft

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

Council Tax Band

B

Energy Performance Graph



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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.