

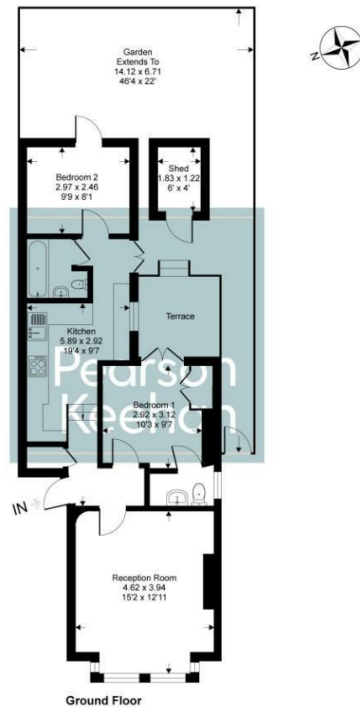


Lancaster Road, Brighton, BN1 5DG

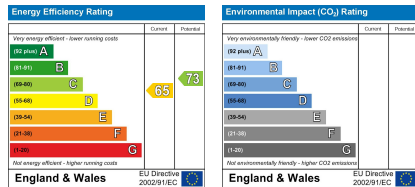
Guide Price £425,000 - £450,000 Leasehold

Pearson
Keehan

Lancaster Road, BN1
 Approximate Gross Internal Area = 56 sq m / 600 sq ft
 Approximate Outbuilding Internal Area = 2 sq m / 24 sq ft
 Approximate Total Internal Area = 58 sq m / 624 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained herein, the measurement of floors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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A superbly presented and well-appointed two bedroom, two bathroom ground floor garden apartment situated in a highly sought-after location close to the trendy Seven Dials district & Brighton Railway Station.

Upon entering, you have a very generously sized living room to the front, which showers in an abundance of natural light via its large bay-window and also enjoys wonderful high ceilings and striking architectural features. Centrally located is the main bedroom which boasts en suite shower room and French doors that lead out to a private sun terrace. Continuing through, a newly modernised kitchen can be found complete with integrated appliances. Completing the accommodation to the rear is a tiled bathroom and a further bedroom.

The private garden is a great size for an apartment and offers a fantastic space to chill out in the sunshine and enjoy some al fresco dining or morning coffee on it's raised paved sun terrace.

Lancaster Road lies in a popular residential area of Brighton close to the fashionable Seven Dials district, as well as being within easy reach of Brighton's famous North Laine and the city centre. Brighton Station is approximately 0.5 miles away and a host of coffee shops, pubs, restaurants and



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