



**1 Bed
Apartment
located in**

Egremont Place

Brighton

BN2 0GA



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Offers Over £270,000

Tucked away in the desirable Egremont Place, this delightful one-bedroom apartment offers the perfect balance of comfort, convenience, and character—right in the heart of one of the UK's most exciting coastal cities. Whether you're a first-time buyer, downsizer, or investor, this property is a fantastic opportunity to enjoy all that Brighton has to offer.

The apartment features a bright and welcoming reception room, ideal for both relaxing evenings and entertaining guests. Cleverly designed to maximise natural light and space, the layout creates a warm, airy feel throughout. The bedroom is generously proportioned, while the modern bathroom is stylish and functional—perfectly suited to everyday living.

Located just a short walk from local shops, cafés, and the iconic Brighton seafront, you'll have everything you need right on your doorstep—from independent boutiques to green spaces and vibrant nightlife. Excellent transport links make commuting or exploring the wider area a breeze.

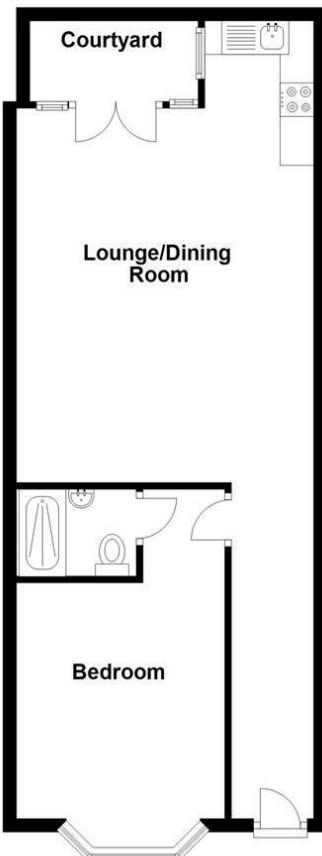
Currently generating around £29,000 per year in rental income, this property also presents a strong buy-to-let opportunity in a consistently popular location.

Key Features:

One-bedroom apartment in a sought-after central location



Ground Floor
Approx. 52.8 sq. metres (568.6 sq. feet)



Total area: approx. 52.8 sq. metres (568.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant.
Plan produced using PlanUp.

Madeira Pl, Brighton

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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