



## 12C Alexandra Villas, Brighton, BN1 3RE

£2,000 Per month

Nestled in the heart of Brighton, this charming flat conversion is a true gem waiting to be discovered. As you step into the second-floor property, you are greeted by a spacious reception room boasting high ceilings. There are two generously sized double bedrooms with built in storage, each featuring its own en-suite bathroom. The separate fitted kitchen is spacious and has integrated appliances.

One of the highlights of this property is the fabulous roof terrace, offering panoramic views of the sea and the city. This rarely available property is conveniently located close to the city centre, Seven Dials, and Brighton railway station. Viewing is highly recommended.

## Communal Entrance

Security door entry system, stairs to second floor, door to the property.

## Hallway

Sash window overlooking Albert Road, built in cloaks cupboard, radiator.

## Living Room

16'0 x 15'10 (4.88m x 4.83m)

Three sash window overlooking Albert Road, high ceilings, feature period fireplace with mantel, wooden flooring, radiator, tv ariel point. Double glazed door leading to roof terrace.

## Kitchen

10'9 x 8'10 (3.28m x 2.69m)

Modern fitted kitchen with floor and wall mounted units, roll top work surface with sink and drainer and mixer tap, part tiled splash backs, double oven, five ring gas hob with extractor over, fridge freezer and integrated washing machine. Large sash window with secondary glazing overlooking Albert Road, radiator, wood flooring.

## Bedroom One

16'0 x 11'10 (4.88m x 3.61m)

Three sash windows with secondary glazing overlooking Alexandra Villas, one wall with built in wardrobes and storage, radiator, door leading to en-suite shower room.

## En-Suite Shower Room

10'3 x 5'3 (3.12m x 1.60m)

White suite comprising walk-in shower cubical, wash basin, lavatory with hidden cistern and storage.

## Bedroom Two

10'9 x 7'4 (3.28m x 2.24m)

Double aspect room with south and westerly aspect sash windows, build in double wardrobe, wood flooring, radiator, door to en-suite bathroom.

## En-Suite Bathroom

10'9 x 3'11 (3.28m x 1.19m)

Westerly aspect sash window, sunken bath with mixer tap and shower attachment, lavatory with push button flush and circular glass bowl basin with mixer tap, wood flooring

## Storage Room

Door leading from the communal hallway is a spacious storage room with light and window to the side.

## Roof Terrace

21'3 x 9'10 (6.48m x 3.00m)

Accessed from the living room, there's an external stair case leading to a fabulous roof terrace, there are panoramic views across Brighton, towards the South Downs and the sea, decked area and two storage cupboards.

## Additional Information

UNFURNISHED

AVAILABLE DATE: 15.01.2026

COUNCIL TAX BAND: Tax band A

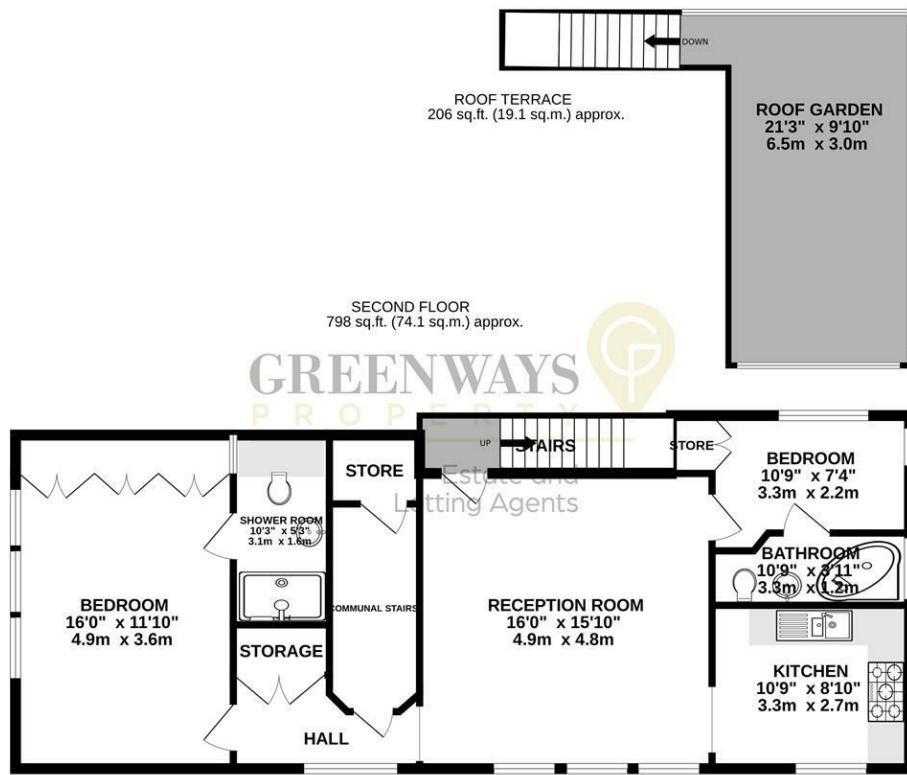
LOCAL AUTHORITY: Brighton and Hove

PARKING: Permit parking Zone Y

DEPOSIT: £2307.69

TENACY LENGTH: 12 Months + (Pref)

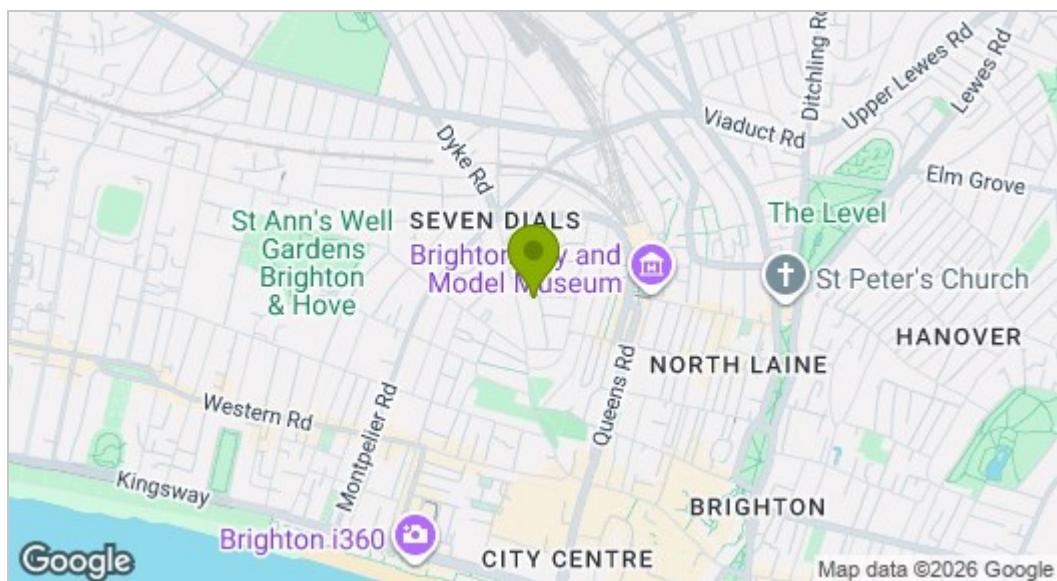
## Floor Plan



TOTAL FLOOR AREA : 798sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



### PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements.
- The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
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