



Bonchurch Road, Brighton

Guide price £240,000 - £250,000



Property highlights

- Desirable location in Brighton
- Close to shops, cafes, transport links & seafront
- Light-filled living room with built-in storage
- Modern galley kitchen with grey gloss units
- Private balcony - perfect for watching sunsets
- Two versatile bedrooms
- Well-presented bathroom
- Neutral décor throughout - move-in ready
- Great home for first-time buyers
- Potential investment opportunity

Guide price £240,000 – £250,000. Bright, well-presented two-bedroom apartment with sleek kitchen leading to a private balcony – a versatile home close to Brighton city centre.

The property

Set on Bonchurch Road in the heart of Elm Grove, this well-presented two-bedroom apartment combines period charm with modern touches, offering a calm retreat within one of Brighton's most vibrant neighbourhoods.

At the heart of the home is a bright living room with high ceilings and a neutral palette, creating a welcoming space to relax or entertain. The separate galley kitchen is modern in style, fitted with sleek grey gloss units and ample worktop space. From here, doors open onto the west-facing balcony – the perfect spot for a morning coffee or evening glass of wine. From its elevated first-floor position you can enjoy far-reaching views across the rooftops, with spectacular sunsets year-round.

There are two bedrooms, both well-proportioned and flexible in use – equally suited to family living, a guest room, or working from home. The bathroom is fresh and neutral, with a panelled bath, tiled walls and wood-effect flooring.

Throughout, the apartment carries a soft and cohesive colour palette, ready for a new owner to move straight in.

The layout, with a separate kitchen and living space, adds to the sense of flow and practicality. Having two bedrooms provides greater flexibility for modern living, whether that's creating a home office, nursery, or space for guests.

Additional property information

Property type: First floor apartment

Tenure: Leasehold

Length of lease: 121 years remaining

Service charge: £1158.18 paid annually

Ground rent: £150 paid annually

Council tax band: A

Parking: Permit holder parking in zone S

The area & transport links

Bonchurch Road is set in Elm Grove, a vibrant residential neighbourhood just 1.5 miles from Brighton city centre. With excellent access to shops, cafés and the iconic seafront, it's a location that offers both energy and ease.

The area is well-connected by regular bus services, making travel across the city simple. Brighton station is also within easy reach, ideal for commuters or weekend trips.

Elm Grove is known for its sense of community and proximity to green spaces. Queen's Park and The Level are both close by – perfect for a morning run, afternoon picnic, or simply unwinding outdoors. And for those who love the outdoors, the South Downs National Park is just a short drive away, offering endless trails and wide-reaching views.

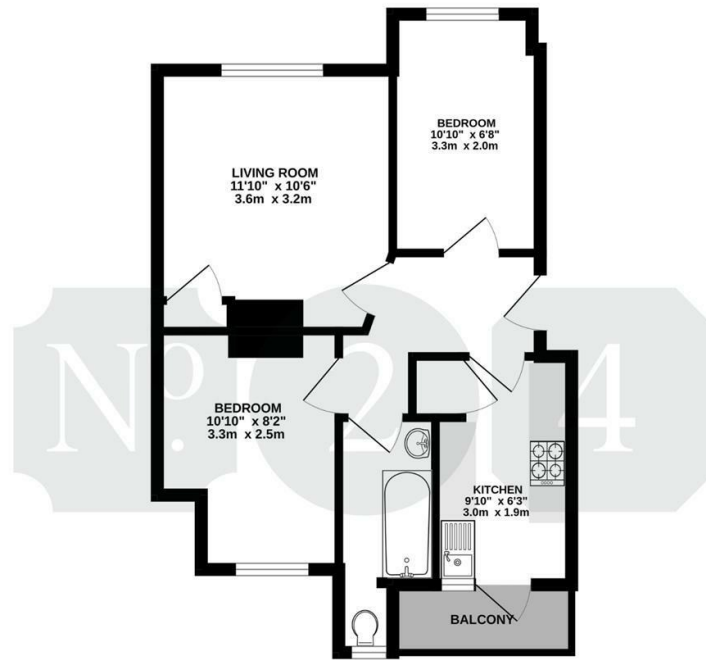
With its mix of local amenities, strong transport links and easy access to coast and countryside, Elm Grove offers a welcoming and convenient base for life in Brighton.











TOTAL FLOOR AREA: 455sq.ft. (42.3 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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