

Paul Bott & Co



- Turnkey Property
- Newly Refurbished Throughout
- Excellent One Bedroom Apartment
- Brand New Bathroom

Flat 3, 12 Rock Street, Brighton, BN2 1NF

Asking Price Of £250,000

A fully refurbished, turnkey, one bedroom apartment located in the heart of Kemptown. Close to excellent bars and restaurants, this property is a perfect first time purchase, comprising of a large double bedroom, spacious lounge, excellent quality kitchen and brand new bathroom.



Property Description

Nestled in a lovely, quiet part of Kemp Town village, tucked just behind Sussex Square, this one bedroom flat is perfect for any one looking to purchase their first home or an ideal lock up and leave. Newly refurbished throughout, the current owner has carried out an incredible amount of work to get it to an excellent high standard throughout.

You lead through the communal ways to the top floor where a short hall space leads to a spacious, south facing lounge space. With a sash window the the front allowing the room to fill with light, it is freshly plastered and painted, with new carpeting underfoot. The kitchen leads off the lounge, which has been newly fitted, has excellent storage options, with a gas hob atop an electric fan assist oven, over head extraction and a stainless steel sink.

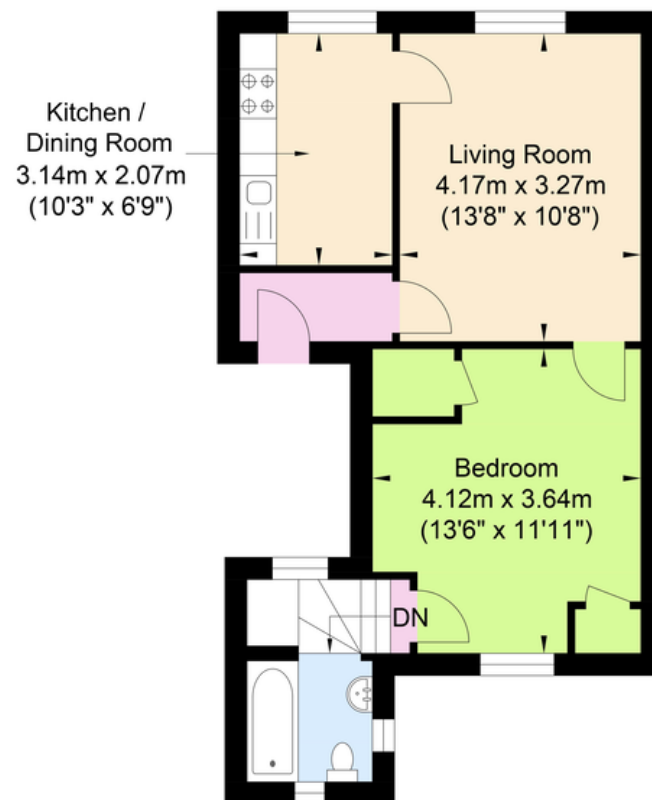
The bedroom is to the rear of the apartment, a large double with some storage options and space for a bed, wardrobes and drawers, again with the updated carpeting running throughout. Steps lead down at the rear to a fully modernised bathroom, newly installed, with a bathtub, overhead shower, W/C, wash basin and fresh tiling to the walls.

The property has been completed to an excellent standard, finished beautifully and in a prime position. The Hospital is a short walk away, as is the seafront, not to mention being perfectly placed for public transport running to Brighton Train Station, the City Centre and the Marina. The property is available to view now and is sold chain free with vacant possession.





Rock Street



First Plan

Approximate Floor Area

459.61 sq ft

(42.70 sq m)



Approximate Gross Internal Area = 42.70 sq m / 459.61 sq ft

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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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