

Paul Bott & Co



- Purpose Built Apartment
- Two Bedrooms
- Lovely Lounge
- Private Balcony Offering Beautiful

33 Bonchurch Road, Brighton, BN2 3PJ

£250,000

Beautifully presented two-bedroom apartment with a west facing balcony. Offering a lovely sized lounge, two bedrooms, modern bathroom and fitted kitchen. Excellent first-time purchase or investment opportunity, on a fantastic road, within popular Elm Grove location.



Property Description

Steps lead up to the top floor of this purpose-built block, with communal entrance into a hall servicing the two top floor flats. Entry to apartment is to your left and as you enter you come into a lovely hall space that leads off to each room in the property. The two bedrooms are well proportioned, with a well sized master bedroom with space for a double bed and storage, offering a double glazed window to the rear with west aspect views. Great quality carpet runs underfoot, and a natural decor runs throughout. The second bedroom is to the front of the property and very well sized, perfect as an office space or child's bedroom, with space for a bed or a desk and storage options.

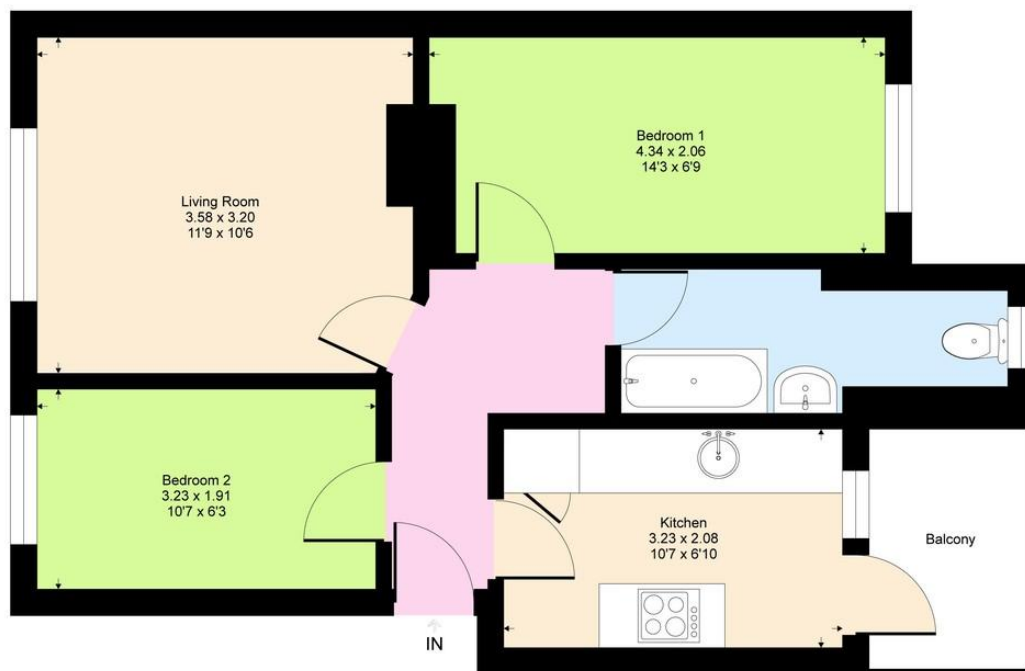
The lounge is excellent, a lovely size, and located to the front of the property. With space for a table and chairs, alongside a large sofa, it is the perfect space to relax, with carpet underfoot and a wonderful decor. The kitchen is modern, well finished and a great size, with an electric hob, fan assist oven and space for under counter appliances, as well as space for a fridge freezer and an abundance of storage cupboards. A door leads out to a private, west facing balcony, with views across the city and offering the most beautiful sunsets. The bathroom is a very great size, comprising of a bathtub and overhead shower, glass surround, W/C and wash basin, finished with modern metro tiling.

Given its location and proximity to the city center, this is a perfect first time buy. Lewes Road is close by with its local shops and the bus routes servicing Elm Grove run throughout the entirety of the city.





Bonchurch Lane, BN2
Approximate Gross Internal Area = 44.5 sq m / 480 sq ft



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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 here, the measurement of doors, 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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