



**Lower Rock Gardens, Brighton BN2 1PG**

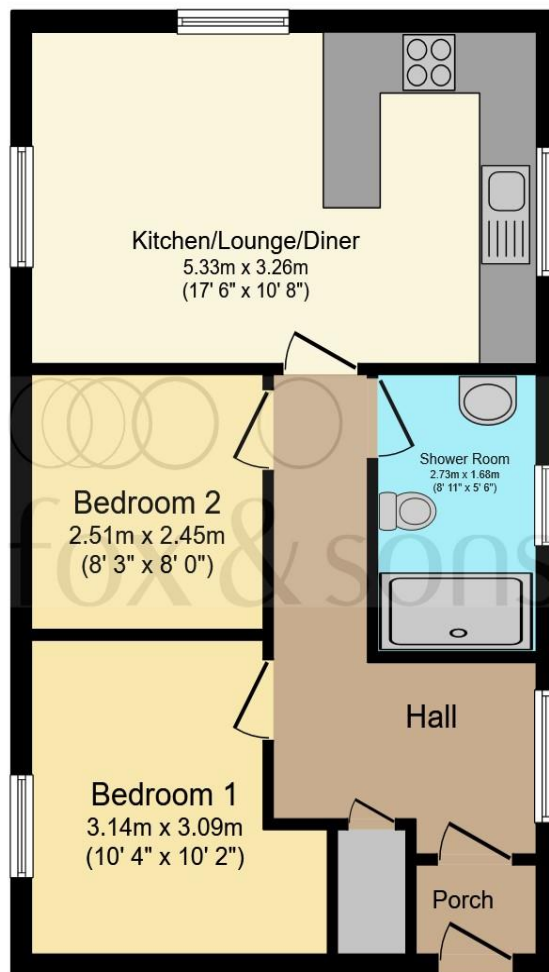


**welcome to**

**Lower Rock Gardens, Brighton**

This is a very well presented 2-bedroom flat. With a sleek modern kitchen and shower room. Located with the beach at the end of the road it is in a great location and has easy access to Kemp Town Village as well as Brighton town centre. Chain free!





Total floor area 48.3 m<sup>2</sup> (520 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Set to the rear of a grand period building this is a quiet, well-proportioned flat. There are two good size bedrooms. the open plan living space is nearly 18' and has three windows ensuring it is lovely bright space. The kitchen itself is fitted with modern white units and contrasting work surfaces. The Bathroom is also modern and has a large walk-in shower and a sash window to the side.

Ideally located in central Kemp Town, with Brighton beach at the end of the road and is within easy reach of the city centre. Brighton Marina's shops, restaurants, and leisure facilities are nearby, along with excellent transport links including bus routes and Brighton Station, making this an ideal home for both commuters and those looking for a well presented flat in a great location.

welcome to

## Lower Rock Gardens, Brighton

- 2 Bedroom Flat
- Modern Kitchen
- Walk in Shower
- Close to Brighton Beach
- Chain Free

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/KET108190](https://fox-and-sons.co.uk/Property/KET108190)



Property Ref:  
KET108190 - 0003

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