



**Shaftesbury Road, Brighton, BN1 4NF**  
Asking Price £260,000

# Shaftesbury Road, Brighton, BN1 4NF

**Raised ground floor flat with private west-facing rear garden. Features living room, bathroom, bedroom, and kitchen. Convenient location in Brighton with no onward chain.**

Set within a desirable location handy for access in and out of the city centre, this one-bedroom raised ground floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors. Situated on Shaftesbury Road, this property boasts a total internal size of 38 square metres and comes with the added advantage of no onward chain, ensuring a smooth and efficient transaction process.

As you step inside, you are welcomed by a well-proportioned living room, ideal for relaxation or entertaining guests. The space benefits from natural light and offers ample flexibility for various furniture arrangements.

The bedroom provides a peaceful retreat, comfortably accommodating a double bed along with additional furniture. Its layout is thoughtfully designed to maximise both space and comfort. Adjacent to the bedroom is the bathroom, which features essential fittings and a clean, neutral finish.

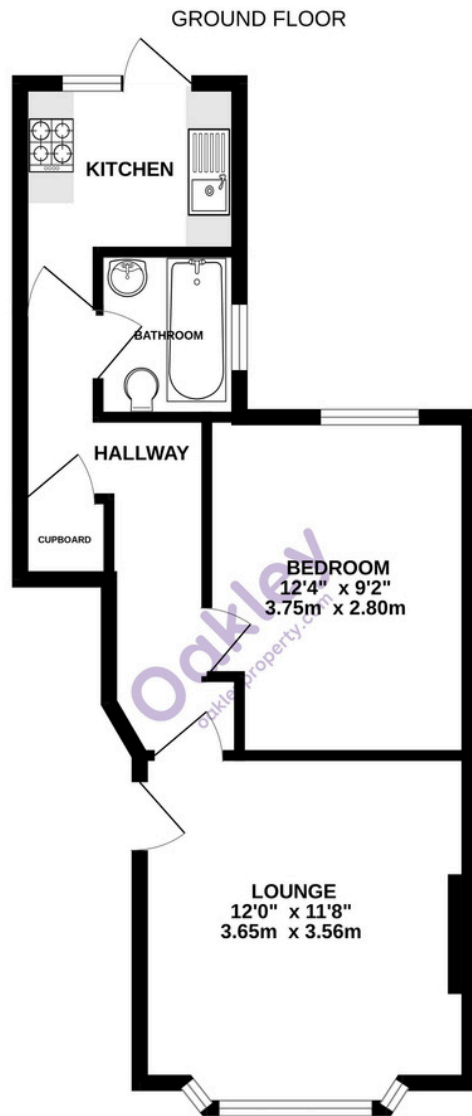
The kitchen, a functional area equipped with sufficient storage and workspace, perfectly suited for everyday cooking needs and leads out directly to the rear garden

A standout feature of this property is the west-facing rear garden, a rare find for a flat of this nature. This private outdoor space is perfect for enjoying sunny afternoons, gardening, or hosting small gatherings in a relaxed setting.

The flat's location on Shaftesbury Road offers easy access to local amenities, public transport links, and nearby attractions. Whether you are looking to commute or explore the surrounding area, this property provides an excellent base.

With no chain involved, this flat represents a straightforward purchase opportunity. Combining practicality, comfort, and a sought-after outdoor feature, it is not one to miss.





GARDEN FLAT  
TOTAL FLOOR AREA : 393sq.ft. (36.5 sq.m.) approx.  
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#### Agents Notes

Tenure Share of Freehold  
88 Years Remaining On The Lease  
Service Charge Approx £4,382 Per Annum  
Ground Rent N/A  
Council Tax Band A

#### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Oakley

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