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## Lower Rock Gardens , Brighton, BN2 1PG Offers in excess of £260,000

A lovely spacious first floor one-bedroom conversion flat with it's own off street parking space, set within this elegant period property. The property is centrally located in the fashionable Kemp Town with its excellent shopping, cafes, bars and restaurants. The wonderful Kemp Town seafront is close by at the end of Lower Rock Gardens. With Brighton palace pier just around the corner as are the theatres and famous Lanes, The lush green spaces of Queens Park are also within easy reach and there are regular buses to the mainline station with its excellent links to Gatwick and London.

The property comprises:

Off street parking (a very rare thing in Kemptown),

Communal hall with stairs leading up to the flat on the first floor,

Entrance hall with Entryphone and window throwing light into the hall.

Double reception room: 6.63m x 3.03m narrowing to 3.01m, which leads in an L shape into the kitchen (this is a lovely room with plenty of space for easy living, it overlooks a central courtyard via a Juliet balcony with windows either side and has additional light from a skylight over the dining room area.

Kitchen: 1.81m x 1.81m with a range of modern wall and base units and inset oven and hob, which also benefits from a skylight above.

Luxury Bathroom: 2.43m x 1.61m featuring a three-piece bathroom suite with a wall mounted shower and shower guard over and to the side of the panelled bath.

Double bedroom: 3.09m x 3.04m with built in cupboard.

This is an ideal buy for professionals and investors alike, who want a chic property, close to the beach.

Lease: 120 years

Service Charge: £2,593.20 Ground rent: £225 per annum

EPC Rating: C, Council Tax Band: B

- Lovely Flat in Converted Period Building
- First Floor
- Large Open Plan L shaped Kitchen/ Double Reception Room
- Right in the heart of fashionable Kemp Town
- Chain Free
- Off Street Parking Space
- Close to the Beach



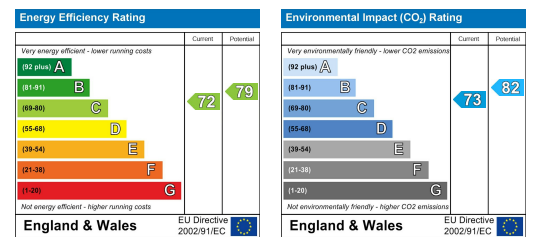
## Floor Plan



## Area Map



## Energy Efficiency Graph



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