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## Upper Rock Gardens

, Brighton, BN2 1QF

**Asking Price £200,000**

A Lovely Second Floor One Bedroom Flat with Partial Sea Views, set within this elegant period property.

The property is centrally located in vibrant Kemp Town with its excellent shopping, cafes, bars and restaurants. The wonderful Kemp Town seafront is close by. 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.

Amex and the Royal Sussex Hospital are both close by.

This property is perfect for both investors and someone wanting a pad close to the beach, so as to enjoy all the benefits of coastal living.

Lease: 123 years

Service Charge: £2,193.70 per annum

Ground rent: £75 per annum

Parking: Zone C

- SECOND FLOOR FLAT
- ONE BEDROOM FLAT
- RECEPTION ROOM WITH DOUBLE ASPECT
- PARTIAL SEA VIEW
- KITCHEN
- BATHROOM
- RIGHT IN THE HEART OF KEMP TOWN
- CLOSE TO THE BEACH





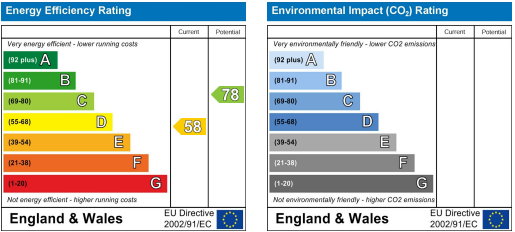
Floor Plan



Area Map



Energy Efficiency Graph



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