

50 St James Street
Brighton
East Sussex
BN2 1QG

T 01273 915400
E olga.wojnarova@tpsb.co.uk



Lower Rock Gardens

, Brighton, BN2 1PG

Offers Over £250,000

A Bright and Spacious first floor one bedroom conversion flat, 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: communal entrance hall, hall, open plan kitchen/reception room which is beautifully light thanks to the west facing floor to ceiling windows which also provide access to the small balcony and sea views. bedroom and shower room.

This is an ideal buy for first time buyers and investors alike, who want a lovely property close to the beach.

Share of Freehold

Lease: 962

Service Charge: £1,160

Council Tax: Band A

EPC: D

- One Bedroom Flat
- Open Plan Kitchen Reception Room
- Modern Shower Room
- Ornamental Balcony
- Partial Sea View
- Close to the Beach
- Right in the Heart of Kemp Town
- Share of Freehold

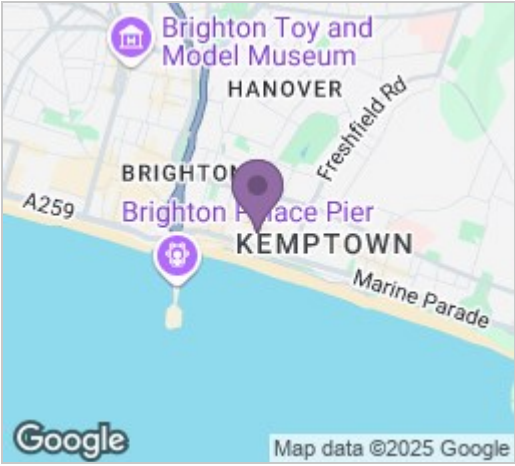


www.tpsb.co.uk

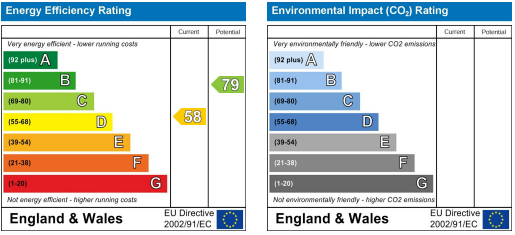
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.