



9 Florence Road

Brighton, BN1 6DL

Offers in the region of £350,000

Situated on the sought-after Florence Road of Brighton, this charming top-floor apartment offers the perfect blend of period character and modern living, all within walking distance of Preston Park, local amenities, and London Road Station — making it ideal for commuters and Brighton lovers alike.

Occupying the top floor of an attractive red-brick period building, the apartment is beautifully light and airy throughout, with well-balanced accommodation measuring approximately 741 sq ft.

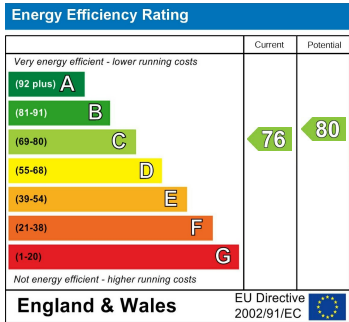
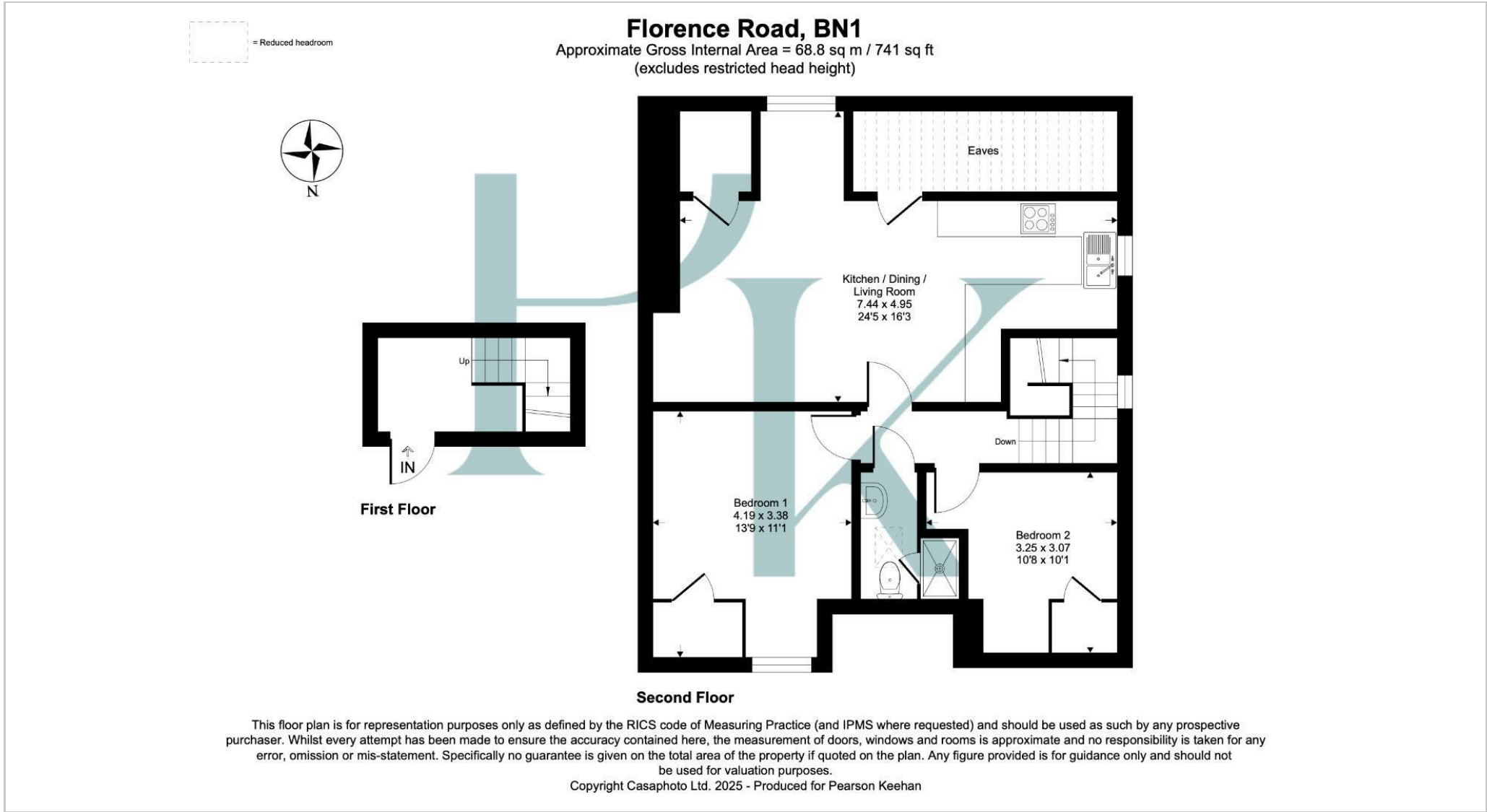
The spacious open-plan kitchen, dining, and living area creates a welcoming hub of the home, featuring colourful interiors, generous proportions, and room to relax or entertain. The kitchen is fitted with ample storage and worktop space, while the living area offers flexibility for both lounging and dining. A further benefit is the large eaves loft storage.

There are two good-sized bedrooms, each thoughtfully positioned to maximise light and privacy. The main bedroom enjoys an elegant feel, while the second bedroom provides the perfect space for a home office, guest room, or creative studio. A contemporary shower room completes the accommodation, with modern tiling and natural light from a Velux window.

Further benefits include a share of freehold, a well-maintained communal entrance, and proximity to vibrant local cafés, shops, and green spaces.

The surrounding area offers excellent lifestyle amenities, including the vibrant Florence Road Saturday Market at the old flint church and the popular Florence Road Café. Nearby, St. Augustine’s Arts & Events Centre has a café with garden seating, regular events, and yoga classes. Both Blakers Park and Preston Park are within walking distance, while Fiveways offers a great mix of shops, cafés, a Co-op, and local healthcare facilities.

London Road Station is just a few minutes’ walk away, providing excellent transport links, while regular bus services run from both ends of Florence Road. By car, the A23 is easily accessible, offering convenient routes out of Brighton towards London.



Pearson
Keehan