













11a Rugby Place

Brighton, BN2 5JB

Offers in excess of £275,000

Perfectly positioned in the heart of East Brighton, this beautifully refurbished one-bedroom apartment offers stylish, contemporary living within a charming period property. Finished to an exceptional standard throughout, the home is ready to move straight into and is offered with no onward chain.

The property enjoys a bright and spacious open-plan kitchen and living area, featuring fresh décor, wood-effect flooring, and a sleek modern kitchen with integrated appliances, wooden worktops, and open shelving. A skylight floods the space with natural light, creating a warm and inviting atmosphere.

The generous double bedroom benefits from built-in storage and a feature fireplace, while the beautifully designed bathroom combines contemporary tiling, a shower-over-bath, and elegant finishes for a boutique feel.

Outside, the private patio garden offers the perfect spot for morning coffee or evening drinks, surrounded by original flint walls for added character.

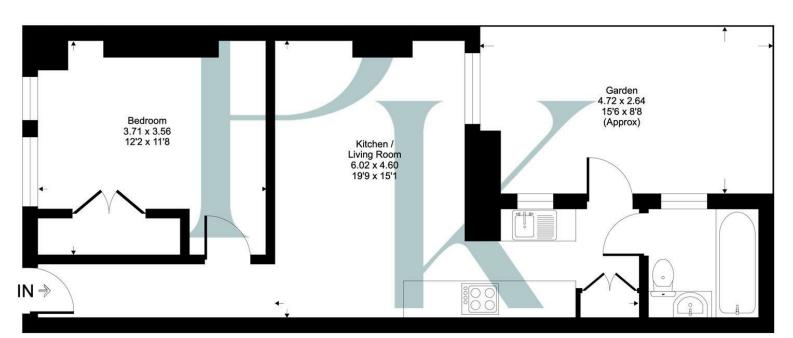
Located moments from the vibrant Kemptown district, Rugby Place offers easy access to independent cafés, boutique shops, and the beach, while Brighton Station and the city centre are within easy reach — perfect for both first-time buyers and investors alike.





Rugby Place, BN2 Approximate Gross Internal Area = 54.9 sq m / 592 sq ft





This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC 2002/91/EC

