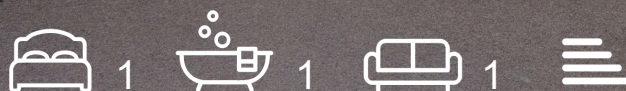
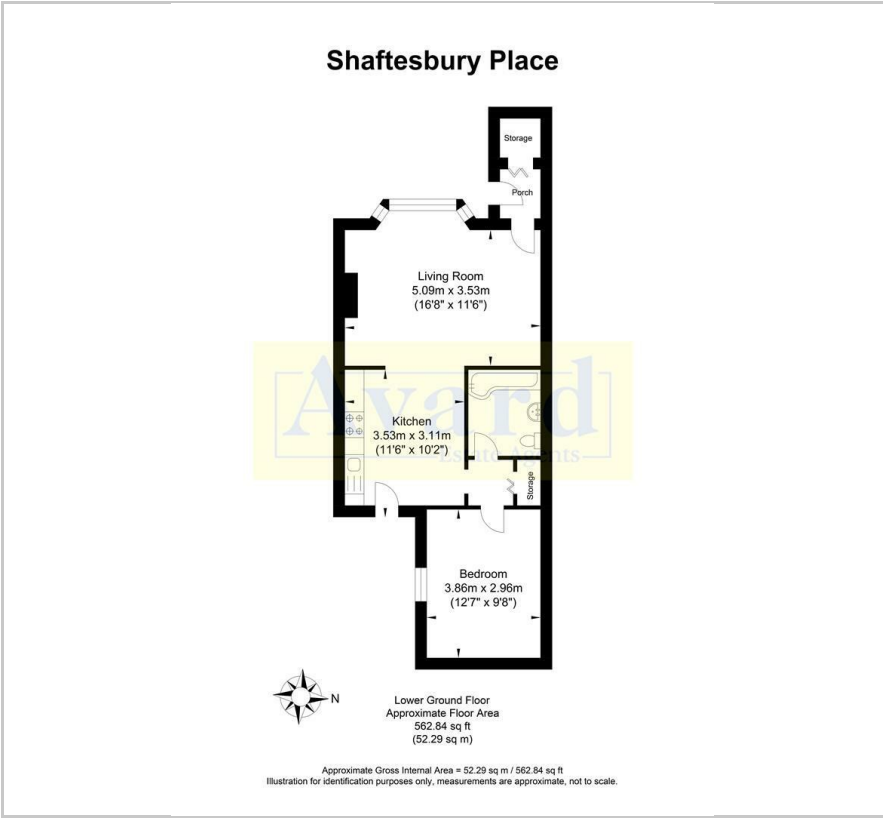


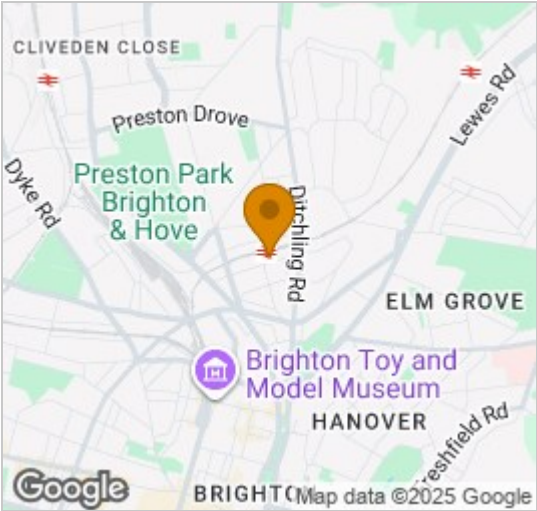
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Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.



Avard Estate Agents are delighted to present this charming one-bedroom lower ground flat located in the highly sought-after Shaftesbury Place, Brighton. This property offers a unique blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a peaceful retreat in a vibrant area.

Upon entering, you will find your own private street entrance leading into a welcoming hallway. The flat features a spacious living room, perfect for relaxation or entertaining guests. The well-appointed kitchen provides all the essentials for your culinary adventures, while the bathroom is designed for both functionality and comfort. The bedroom offers a tranquil space for rest, and a small rear patio adds a delightful outdoor area for enjoying fresh air.

Shaftesbury Place is ideally situated between the charming Fiveways and Preston Circus, providing easy access to a variety of amenities. Families will appreciate the proximity to excellent schools, including Down's junior and infant schools, as well as the highly regarded Dorothy Stringer and Varndean schools. The area is also home to a selection of renowned gastro pubs, such as the Signalman and the Open House, perfect for socialising with friends.

For your shopping needs, the popular Fiveways offers a range of local shops, including a post office, butcher, greengrocer, hair salon, coffee shops, and a bakery. The stunning Preston Park, with its recreational facilities, is just a short walk away, providing opportunities for outdoor activities and leisurely days out.



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.