



FLAT 6, 19 LOWER ROCK GARDENS, BRIGHTON, EAST  
SUSSEX, BN2 1PG

ASKING PRICE OF £235,000





Third floor one-bedroom spacious flat near Kemp Town seafront with its famous promenade, bars and restaurants.

The property measures approximately 47 square meters/501 square feet and benefits from a new 99-year lease.

No onward chain.

**SPACIOUS ENTRANCE HALL** Wall mounted door-entry phone. Large built in storage cupboard, UPVC window, loft hatch, modern fitted carpet, wall mounted electric heater.

**ENSUITE** Herringbone style modern wall tiles, basin sat in vanity unit, toilet, tiled shower unit with bi folding doors, laminate floor, UPVC window.

**DOUBLE BEDROOM** 10' 2" x 8' 0" (3.11m x 2.44m) Good size double bedroom, carpeted floor, electric heater, some built in shelving.

**KITCHEN/LIVING ROOM** 20' 0" x 16' 3" (6.11m x 4.96m) Fitted with base and eye level modern white laminate units comprising cupboards, drawers, and wood design laminate work surface, white sink and drainer, ceramic hob, integrated oven and extractor fan. Integrated washing machine and fridge/freezer. Bay sash window, casement window, carpeted/laminate floor, two wall mounted electric heaters, loft hatch.

Lease Term- 99 Years from 24th June 2007 (lease extension in process)

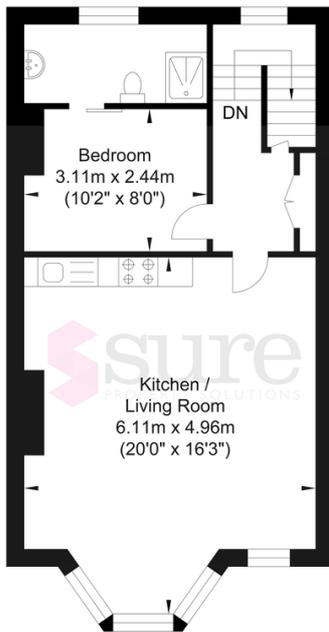
Service Charge- share £960 half yearly

Ground rent £100 half yearly

Council Tax Band- A

Parking Zone- C

### Lower Rock Gardens



Fourth Floor  
Approximate Floor Area  
501.49 sq ft  
(46.59 sq m)

Approximate Gross Internal Area = 46.59 sq m / 501.49 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive 2002/91/EC

