



9a Kings Parade, Ditchling Road, Brighton BN1 6JT

BEAUMONTS
ESTATE AGENTS

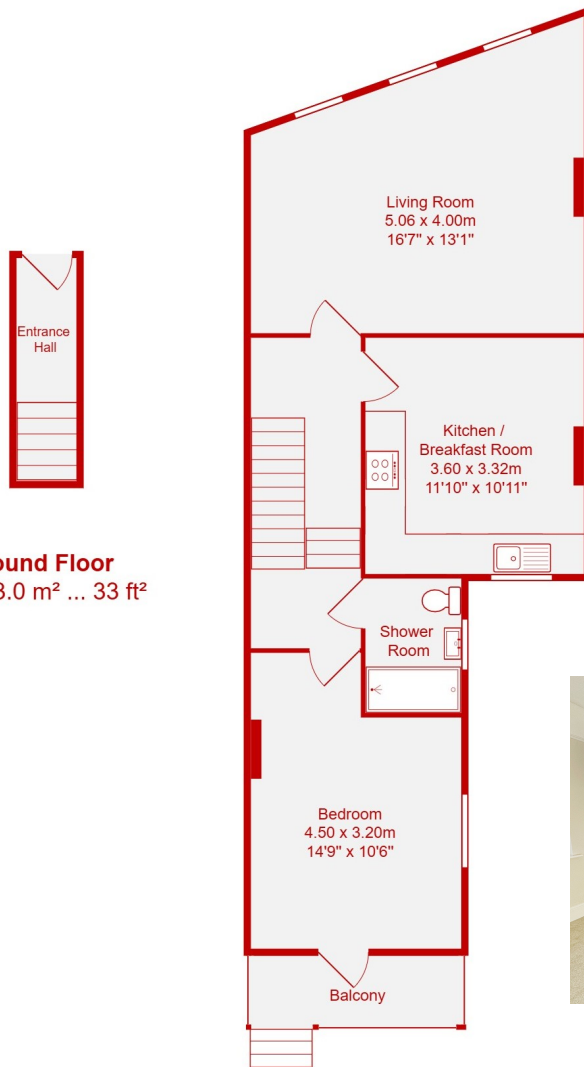
SUMMARY OF ACCOMMODATION

PRIVATE ENTRANCE * LIVING ROOM * MODERN KITCHEN * SHOWER ROOM * DOUBLE BEDROOM LANDING WITH HATCH TO LOFT * BALCONY & WEST FACING GARDEN

A very spacious first floor flat offered by Beaumonts Estate Agents, Brighton, benefiting from its **own private entrance** and having been subject to recent refurbishment. The property has been finished to a high standard throughout, with **newly fitted carpets**, fresh décor, and a modern layout that feels bright, clean, and immediately welcoming.

Inside, the flat features a **newly installed kitchen with integrated appliances**, providing a contemporary and practical space for everyday living. The **tiled shower room** continues the modern theme, while the **double bedroom** offers generous proportions and a calm and with door to the rear **sun deck and garden** creating an ideal spot for morning coffee or evening relaxation.

Externally, the property enjoys a **west-facing garden with rear access**, a rare and highly desirable feature for a first-floor flat in Brighton. The long **999-year lease** and **low-maintenance arrangements** make this an attractive option for both homeowners and investors. Offered **chain free**, the flat is ready for immediate occupation, providing a superb opportunity for buyers seeking a stylish, turnkey home in this popular Brighton location.



Ground Floor

Area: 3.0 m² ... 33 ft²

First Floor
Area: 56.0 m² ... 603 ft²

Total Area: 59.0 m² ... 635 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



New Lease 999 Years from 2026
Council Tax Band B
EPC Rating E
Parking Zone J
Maintenance TBC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.