



**1 Bed Apartment
located in
Shaftesbury Road, Brighton, East
Sussex**

MyHaus.

Ground Floor Flat 69
Shaftesbury Road
Brighton
BN1 4NG



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Offers Around £275,000

A beautifully positioned one-bedroom apartment offering character, convenience and a brilliant opportunity for a first-time buyer in Brighton.

Set on the ground floor of an attractive period property, this lovely one-bedroom apartment sits on Shaftesbury Road, a particularly pleasant residential road with everything that makes Brighton such a great place to live within easy reach.

The apartment has a comfortable and well-proportioned layout, with a bright living space, separate kitchen, generous bedroom and bathroom. Being positioned on the ground floor makes the home particularly accessible, while the period setting gives it the character and charm that can be difficult to find in more modern developments.

For us, however, a big part of the appeal here is the location. Shaftesbury Road has a quieter, residential feel while remaining brilliantly connected to the rest of the city. London Road is just a short walk away, with its growing collection of independent cafés, restaurants, pubs and shops, while Preston Park and The Level provide plenty of green space nearby.

Both London Road Station and Brighton Station are within easy reach, making this a particularly practical choice for anyone commuting or regularly travelling out of the city. Brighton's North Laine, seafront and city centre are also easily accessible, giving



Ground Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



Total area: approx. 42.3 sq. metres (455.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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	

DIRECTIONS

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