



Lower Rock Gardens BN2

Guide Price £300,000 - £325,000

ASTON
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INTRODUCING

Lower Rock Gardens, BN2

1 Bedrooms | 1 Bathrooms | 1 Reception Room |
590 Sq Ft |

- Newly Refurbished
- Moments From The Sea
- Share of Freehold
- New boiler installed in 2022 with 15 year warranty

This beautifully presented 1-bedroom apartment offers an unbeatable location just a 2-minute stroll from the stunning Brighton Beach and only 5 minutes from the vibrant Brighton Pier. Whether you're seeking the perfect seaside retreat or a chic base in the heart of Brighton, this apartment is ideally positioned for those who want to enjoy the best of both town and beach life.

The apartment has been meticulously designed and finished to the highest standards, offering a modern, light-filled living space with a sophisticated, stylish ambiance. Its prime town center location places you just moments from the sea, while also providing easy access to the many shops, cafes, restaurants, and cultural attractions that Brighton has to offer.

A brand-new, designer kitchen has just been installed, complete with top-of-the-line Smeg appliances. Perfect for those who love to cook, the kitchen combines sleek aesthetics with exceptional functionality, offering everything you need to prepare gourmet meals.



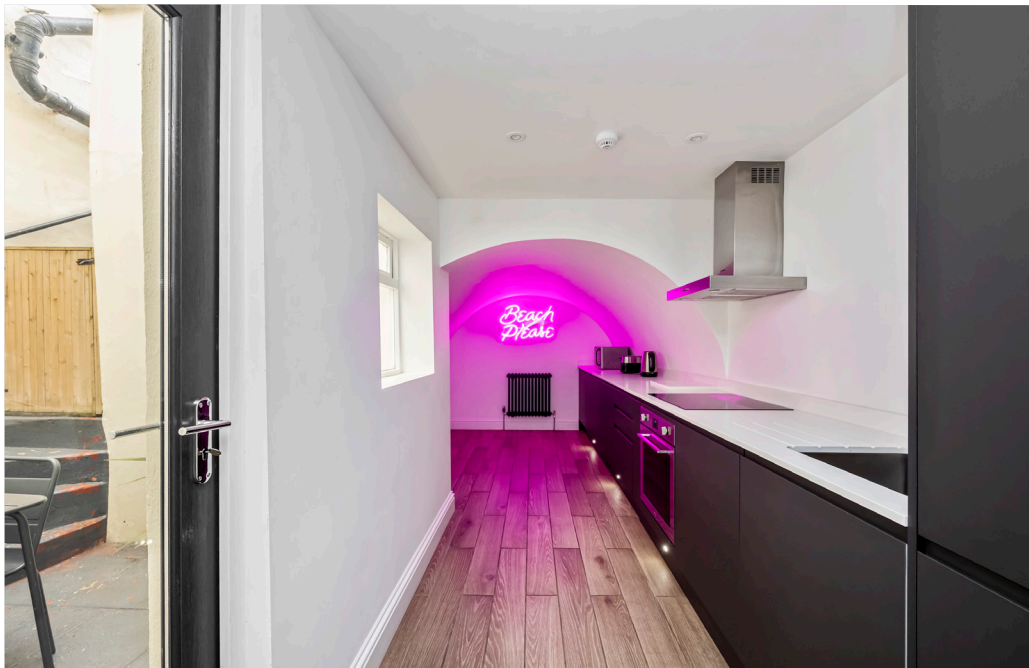


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This apartment has undergone a complete renovation, ensuring that it offers all the modern comforts you would expect from a luxury living space.

The bathroom has been finished to the highest standards with a luxurious walk-in rain shower that creates a spa-like atmosphere. The modern resin sink is paired with an illuminated mirror, perfect for getting ready in the mornings or unwinding after a long day. The bathroom also features a heated towel rail, ensuring your towels are always warm and ready to use, adding a touch of comfort and luxury to your daily routine.

A small private patio is also accessible from the apartment, offering an intimate outdoor space where you can relax, enjoy your morning coffee, or unwind in the evening with a glass of wine. It's the perfect spot to enjoy some fresh air and take in the charm of the surrounding area.





Education:

Primary: Middle Street Primary School, Queens Park Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep, Montessori School

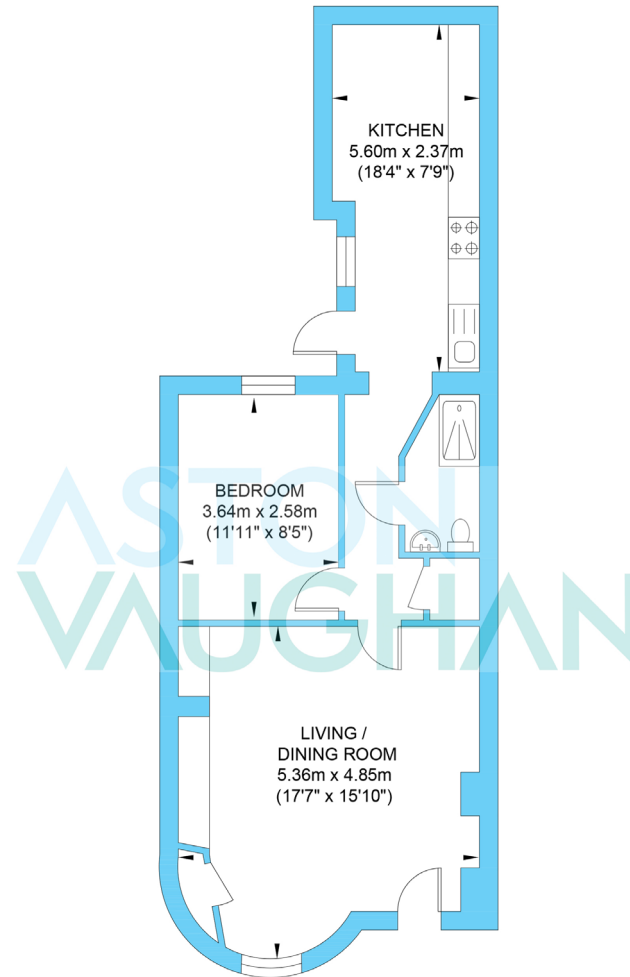
Good to know:

During the 19th Century, Brighton's coastline was wonderfully transformed from a quiet fishing village to one of the most fashionable and wealthy towns in the country. From the early 1820s, these uniquely beautiful townhouses began lining the seafront, with their intricate architectural features. Today, these seafront homes have retained their air of grandeur, putting Brighton on the map as one of the most sought-after places to live outside London. The fresh sea air and the wonderfully diverse and artistic culture surrounding them are a welcome bonus.

Sitting just minutes from the fashionable Kemp Town Village with its eclectic shops, cafes and bars, the theatres and Lanes are also just a short walk. The lush green spaces of Queens Park are within easy reach and there are regular buses to the mainline station with its excellent links to the universities, Gatwick and London.



Lower Rock Garden



Lower Ground Floor
Approximate Floor Area
590.07 sq ft
(54.82 sq m)

Approximate Gross Internal Area = 54.82 sq m / 590.07 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.