Flat 2 12, Powis Road

Brighton, BN1 3HJ

111 Dyke Road, Brighton, BN1 3JE
Tel: 01273 964484 **Email:**brighton@pearsonkeehan.com pearsonkeehan.com

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OIEO £325,000

Occupying the raised ground floor of an attractive period building on sought-after Powis Road, this charming one-bedroom garden flat combines generous proportions and period character with the considerable advantage of its own private rear garden.

Internally, the accommodation extends to approximately 524 sq ft (48.69 sq m) and is particularly well proportioned for a one-bedroom home. The impressive living room forms the heart of the property, measuring approximately 16'3" x 15'3", with high ceilings, decorative cornicing and a feature fireplace creating a wonderful sense of character and space. There is ample room for both comfortable seating and a dining area, making this an especially sociable and versatile room.

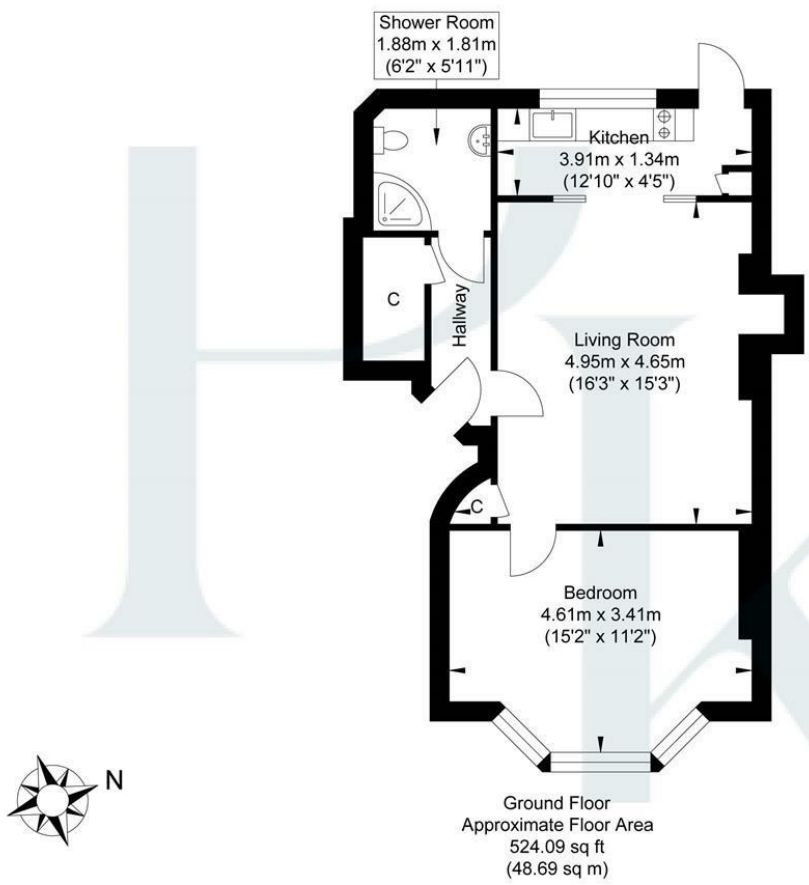
To the front of the property, the double bedroom is another generously sized room, measuring approximately 15'2" x 11'2". A broad bay window brings plenty of natural light into the room, while the proportions allow for substantial bedroom furniture without compromising the feeling of space.

Positioned to the rear, the separate kitchen has been thoughtfully arranged to maximise the available space, with extensive work surfaces, integrated appliances and a large window overlooking the rear. A modern shower room sits alongside, finished in a simple contemporary style with a walk-in shower enclosure.

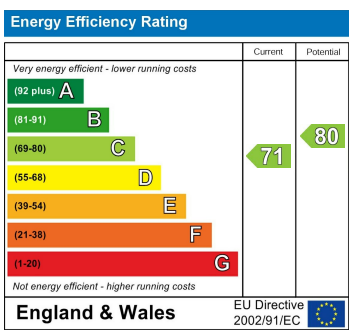
One of the property's standout features is undoubtedly the private rear garden. Enclosed by characterful brick walls and mature planting, it offers a surprisingly secluded outdoor space in the heart of the city. A paved seating area provides room for a table and chairs, while the pebbled area beyond creates further space for entertaining, planting or simply relaxing outside.

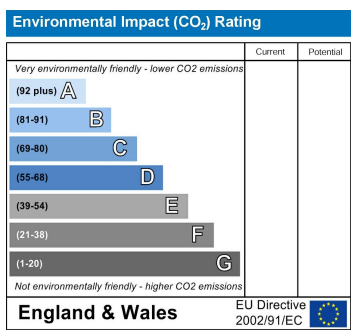
Throughout the flat, high ceilings, period detailing and well-proportioned rooms give the property a character that is increasingly difficult to find, while its ground-floor position and direct access to outside space add considerably to its practicality.

Powis Road occupies an excellent central Brighton position, placing the independent shops, cafés, restaurants and amenities of the surrounding area within easy reach. The seafront and city centre are also readily accessible, making this an appealing home for buyers looking to enjoy Brighton life while retaining the relative peace of a residential street.



Approximate Gross Internal Area = 48.69 sq m / 524.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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