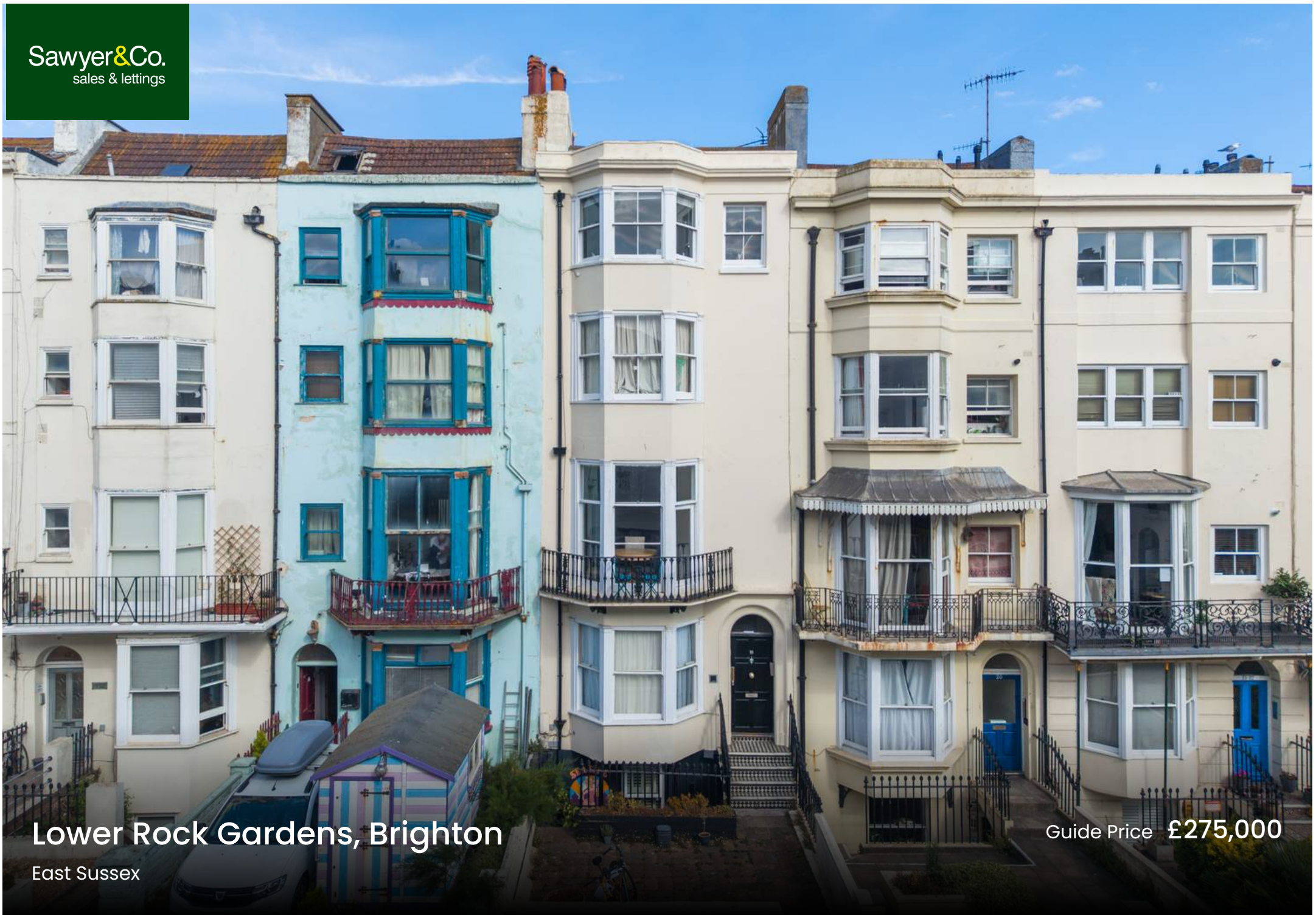


Lower Rock Gardens, Brighton

East Sussex

Guide Price £275,000





Lower Rock Gardens, Brighton

Perfectly positioned moments from Kemp Town Village and close to the seafront, a well-presented ONE BEDROOM FIRST FLOOR APARTMENT with a WEST-FACING BALCONY and SEA VIEWS. NO ONWARD CHAIN.

Located in the vibrant Kemp Town neighbourhood, close to the seafront, this attractive property boasts high ceilings and well-proportioned accommodation throughout. The west-facing main living space has been thoughtfully arranged to offer an open-plan style ideal for everyday living and entertaining, featuring an eye-catching iron fireplace and an exposed brick chimney breast as a focal point. A large floor-to-ceiling bay sash window floods the room with natural light and features a glass door providing access to the balcony. The contemporary kitchen comprises sleek handleless cabinetry, integrated appliances, and a solid wood worktop.

The property also benefits from a good-sized double bedroom complete with a built-in wardrobe and an attractive period fireplace, alongside a well-appointed shower room finished to a high standard.

Outside, the west-facing balcony offers beautiful sea views and the perfect spot to enjoy the sun and sea air.





The Local Area

Located in the very heart of Kemp Town Village, only moments away from the seafront, the bustling café culture of St George's Road is right on your doorstep. From Artisan Coffee House to the vintage antique shops, when it comes to shops, bars and restaurants there's no shortage of choice. The amenities of St. James's Street and Edward Street are all close at hand. The ever-popular Busby and Wilds gastro pub offers a family friendly atmosphere, while the centre of Brighton with its high street stores and famous Lanes are all within easy reach. Plenty of bus services provide access to all parts of the city as well as nearby outlying villages and up to Devil's Dyke. Brighton train station is within walking distance approximately only a mile and half away providing regular mainline links for commuters.

Further Information

The property is situated in Parking Zone C. Currently, the property is in Council Tax band A, which was charged at £1,719.63 for 2026/27. EPC rating - E

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Leasehold

Unexpired term on lease - 90 years

Service Charge - £1,421.22 pa

Ground Rent - £250 pa

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 40.2 m² ... 433 ft²

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.