



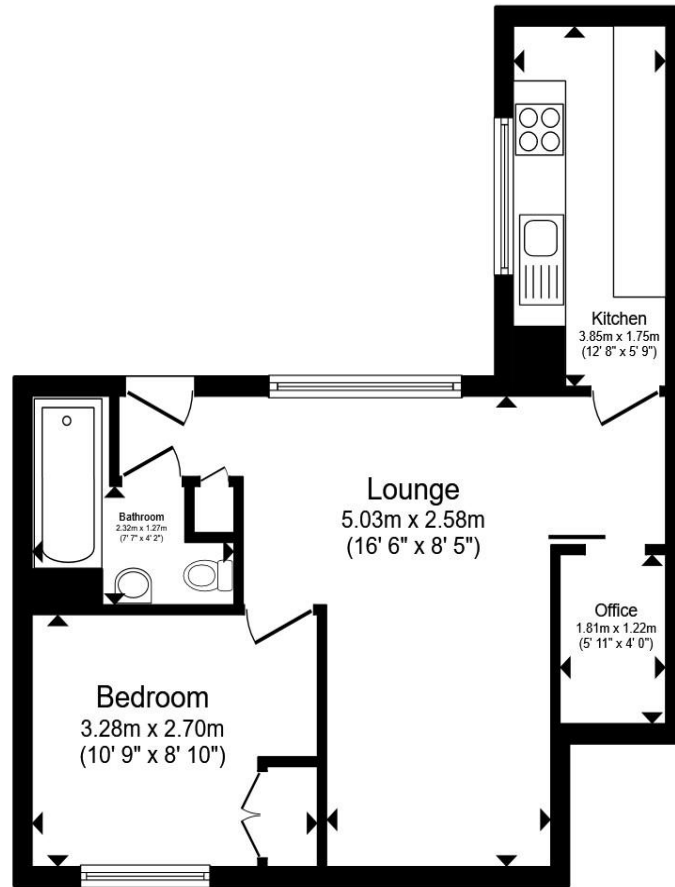
Rock Grove, Brighton BN2 1ND

welcome to

Rock Grove, Brighton

This flat comes with use of the Kemp Town Enclosures, located in the East Cliff conservation area, which was constructed in the early 19th Century, and is located within ¼ mile of Brighton Marina. The layout has been designed to offer sheltered planting and open grass spaces.





Lower Ground Floor

Total floor area 41.5 m² (446 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



This one-bedroom lower ground floor flat is being Sold With No Onwards Chain and comes with a Share Of The Freehold.

One of the standout features of this property is that it has access to the Kempdown Enclosures. It is well presented throughout including a modern fitted kitchen and also has an office area making ideal for someone that works from home. The property is located close to Kemp Town Village. It is conveniently placed with easy access to Brighton Marinas' shops and restaurants as well as the seafront, and Brighton centre, yet still a quiet area itself.

Enclosures

These renowned enclosures offer six acres private, landscaped gardens. These are located in the East Cliff conservation area, which was constructed in the early 19th Century, and is located within ¼ mile of Brighton Marina. The layout has been designed to offer sheltered mature planting, open grass spaces, and uniquely a private tunnel leading down to the esplanade & Brighton Beach, and it is believed that the passage gave Lewis Carroll the idea for the rabbit hole in 'Alice in Wonderland' while he was a resident there.

welcome to

Rock Grove, Brighton

- Sold With No Onwards Chain
- Share OF Freehold
- Use Of Kemp Town Enclosures
- Ideal First Time Buy
- Very Popular Location

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£250,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108459



Property Ref:
KET108459 - 0003

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