



Upper Lewes Road

, Brighton, BN2 3FH

**Guide price £240,000 to £255,000**



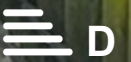
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## Description

GUIDE PRICE £240,000 to £250,000

Occupying the first floor and benefiting from its own private street entrance, this beautifully presented flat offers bright, spacious accommodation in one of Brighton's most sought-after locations. Enjoying a dual-aspect layout, the property is flooded with natural light throughout, creating a warm and welcoming atmosphere.

The accommodation comprises a generous living room, a well-appointed kitchen/breakfast room with space for a dining table and chairs, a spacious double bedroom, and a modern shower room. A good-sized landing further enhances the sense of space within the home.

A particular highlight of the property is the private front garden, offering a sunny and leafy outdoor retreat rarely found with a flat of this type. Complete with a bike shed, it provides the perfect space for relaxing, entertaining, or enjoying a touch of greenery in the heart of the city.

Situated in the vibrant Upper Lewes Road area, the property is ideally positioned close to a wide range of independent shops, cafés, and local amenities. The popular Roundhill Conservation Area is just a short walk away, along with renowned gastro pubs including The Roundhill, The Signalman, The Open House, and The Martha Gunn. Despite its convenient proximity to Brighton city centre, the flat enjoys a peaceful residential setting.

For commuters, both London Road and Brighton mainline train stations are within walking distance, offering excellent transport links, while Brighton's extensive leisure, shopping, and cultural attractions are all within



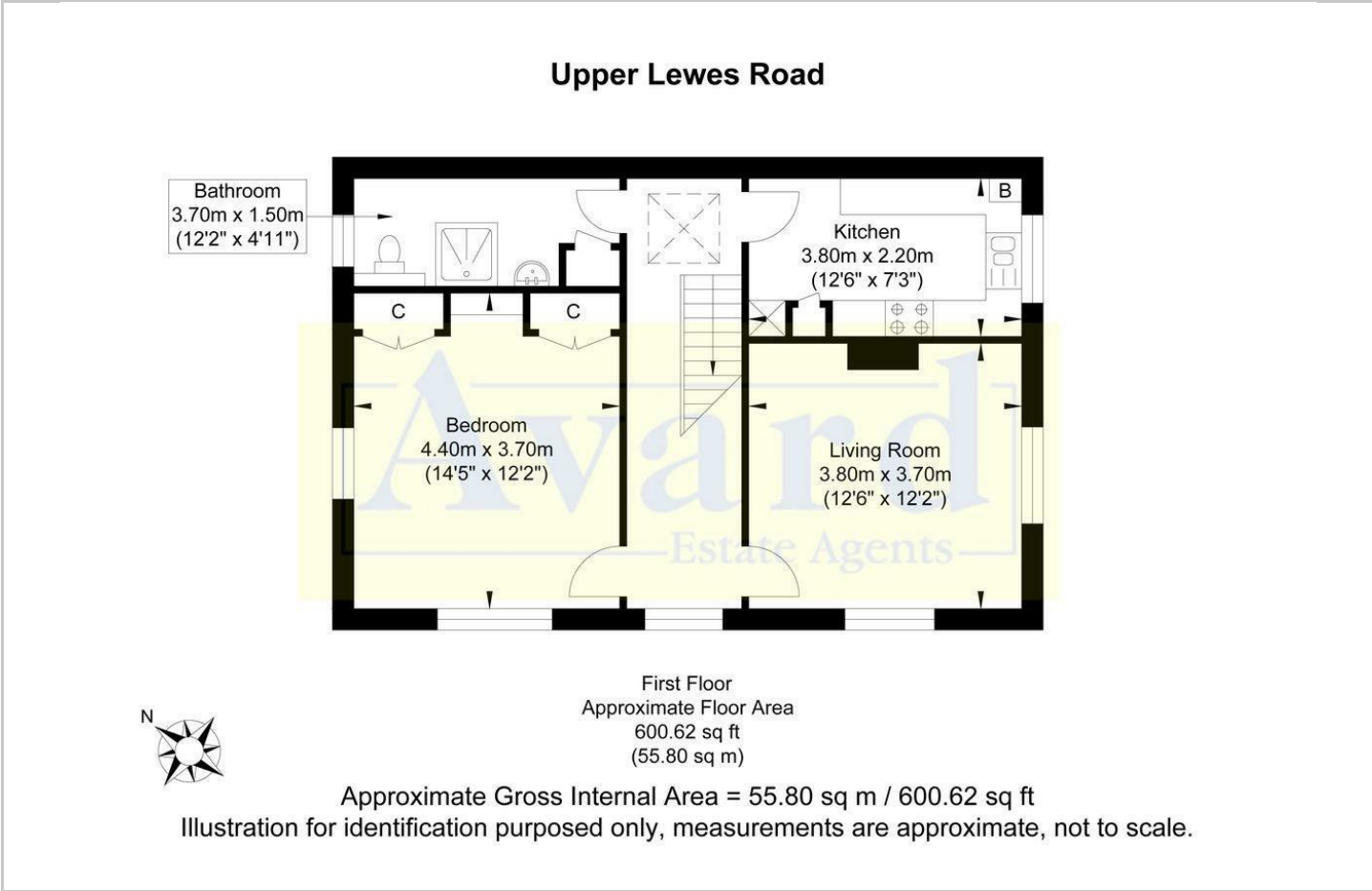
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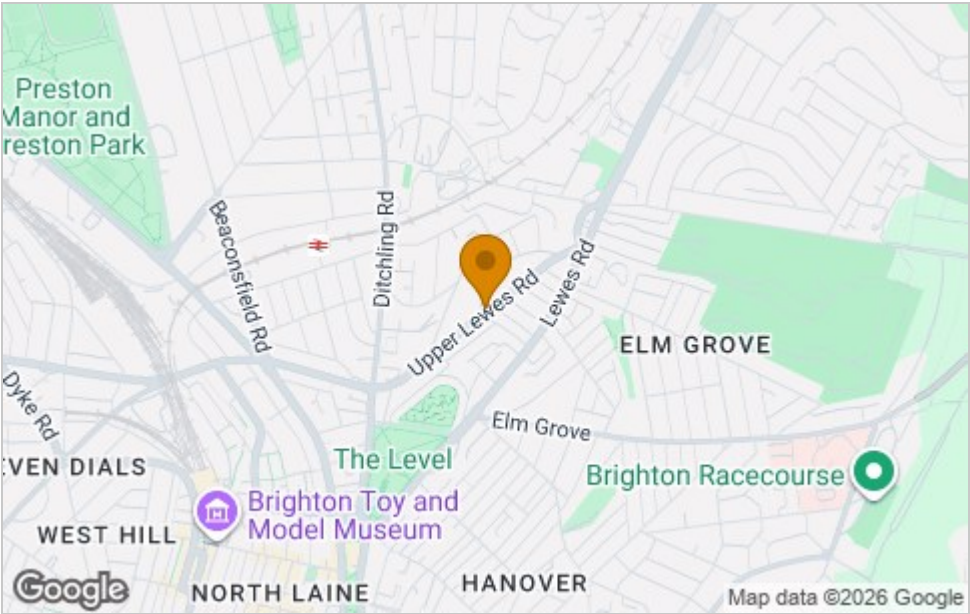
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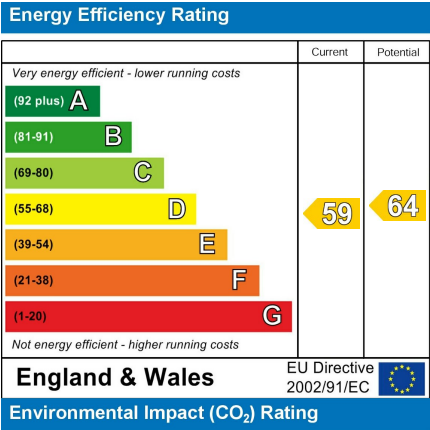
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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