

Guildford Road

Brighton

LEXTONS / SALES
LETTINGS
AUCTIONS
COMMERCIAL



About the property

FOR SALE BY AUCTION 21st August 2026

A spacious and superbly located ground floor period apartment, offering an exciting opportunity for modernisation and value enhancement. Tucked away on a quiet residential street just moments from Brighton mainline station, this property is ideally suited to commuters and those seeking immediate access to the city's vibrant amenities.

The accommodation is arranged with well-proportioned rooms and an abundance of natural light throughout. To the front, an impressive principal room features a grand bay window that floods the space with light, complemented by an elegant fireplace and decorative ceiling coving, showcasing the property's period heritage. An additional reception room sits adjacent, offering flexibility for living, dining or sleeping arrangements.

The hallway leads through to the rear of the property where a generously sized kitchen provides direct access via a side door to a substantial conservatory. This versatile space extends the living accommodation and opens onto a private rear courtyard garden, creating excellent potential for indoor-outdoor living and further enhancement.

Positioned in one of Brighton's most convenient locations, the apartment is just a short stroll from the city centre, seafront, and an array of shops, cafés and restaurants. With the station moments away and excellent transport links nearby, this property represents a superb investment or refurbishment opportunity in a prime central setting.

Guildford Road Brighton

£220,000



1

BEDROOM

2

RECEPTION

1

BATHROOM



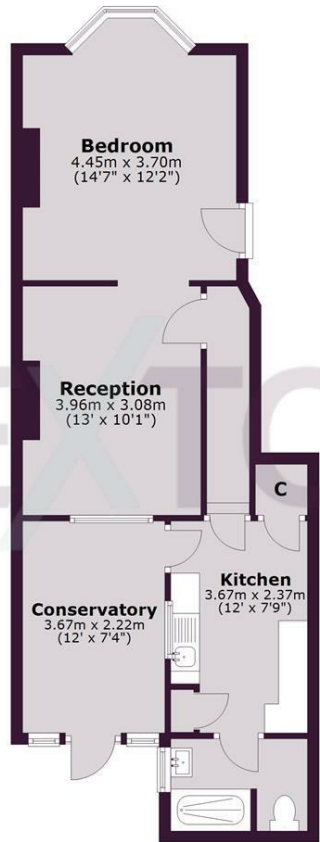






SCAN HERE TO VIEW ALL AUCTION PROPERTIES

Ground Floor
Approx. 54.0 sq. metres (581.7 sq. feet)



LEXTONS

Total area: approx. 54.0 sq. metres (581.7 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
Created for exclusive use for Lextons. All rights reserved.
Plan produced using PlanUp.

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Created by Lextons. All rights reserved.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	