

PHILLIPS & STILL



- A rarely available three-bedroom first floor purpose built apartment
- Two bathrooms
- Southerly facing balcony
- Share of freehold
- Situated in the heart of Brighton city centre

Grand Parade, Brighton, BN2 9JA

Guide Price £375,000 - £400,000

This amazing first floor purpose built apartment is situated in a popular conservation area located in a highly sought after location in Brighton close to local shops, boutiques bars and restaurants. With its bohemian feel and great community spirit close to Kemp Town it certainly is amongst the most popular places to live in this vibrant city. The beach, train station and city centre are all also within walking distance.



Property Description

This rarely available three-bedroom first-floor apartment offers the perfect blend of comfort and convenience in a sought-after central Brighton location. Ideally situated near an array of local shops, boutique bars, and restaurants, this property is perfect for those who enjoy vibrant city living.

The apartment features three spacious double bedrooms, providing ample space for relaxation or study. With two well-appointed bathrooms, it accommodates both residents and guests with ease. The highlight is the south-facing balcony, which invites natural light and offers a delightful spot to unwind.

Well-presented throughout, the property is ready for immediate enjoyment. Additionally, it comes with a share of the freehold, providing peace of mind and investment potential. Located just a short stroll from Brighton seafront, this apartment is a rare find in a dynamic and lively area.





Accommodation

FIRST FLOOR

ENTRANCE HALL

SITTING ROOM

24' 1" x 15' 1" (7.34m x 4.6m)

KITCHEN

10' 3" x 6' 7" (3.12m x 2.01m)

BATHROOM

MASTER BEDROOM

16' 2" x 10' 7" (4.93m x 3.23m)

ENSUITE BATHROOM

BEDROOM

16' 2" x 9' 4" (4.93m x 2.84m)

BEDROOM

20' 4" x 9' 11" (6.2m x 3.02m)

OUTSIDE

BALCONY

Royal View, Grand Parade, Brighton, BN2 9JA

Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft

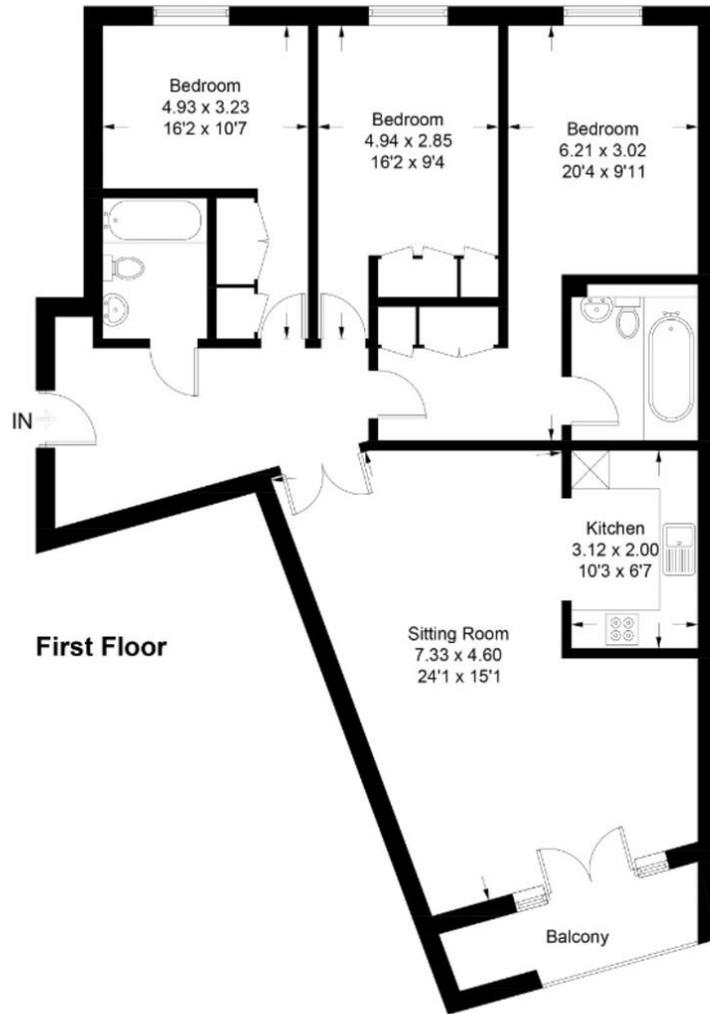


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 85 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Energy efficiency chart

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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