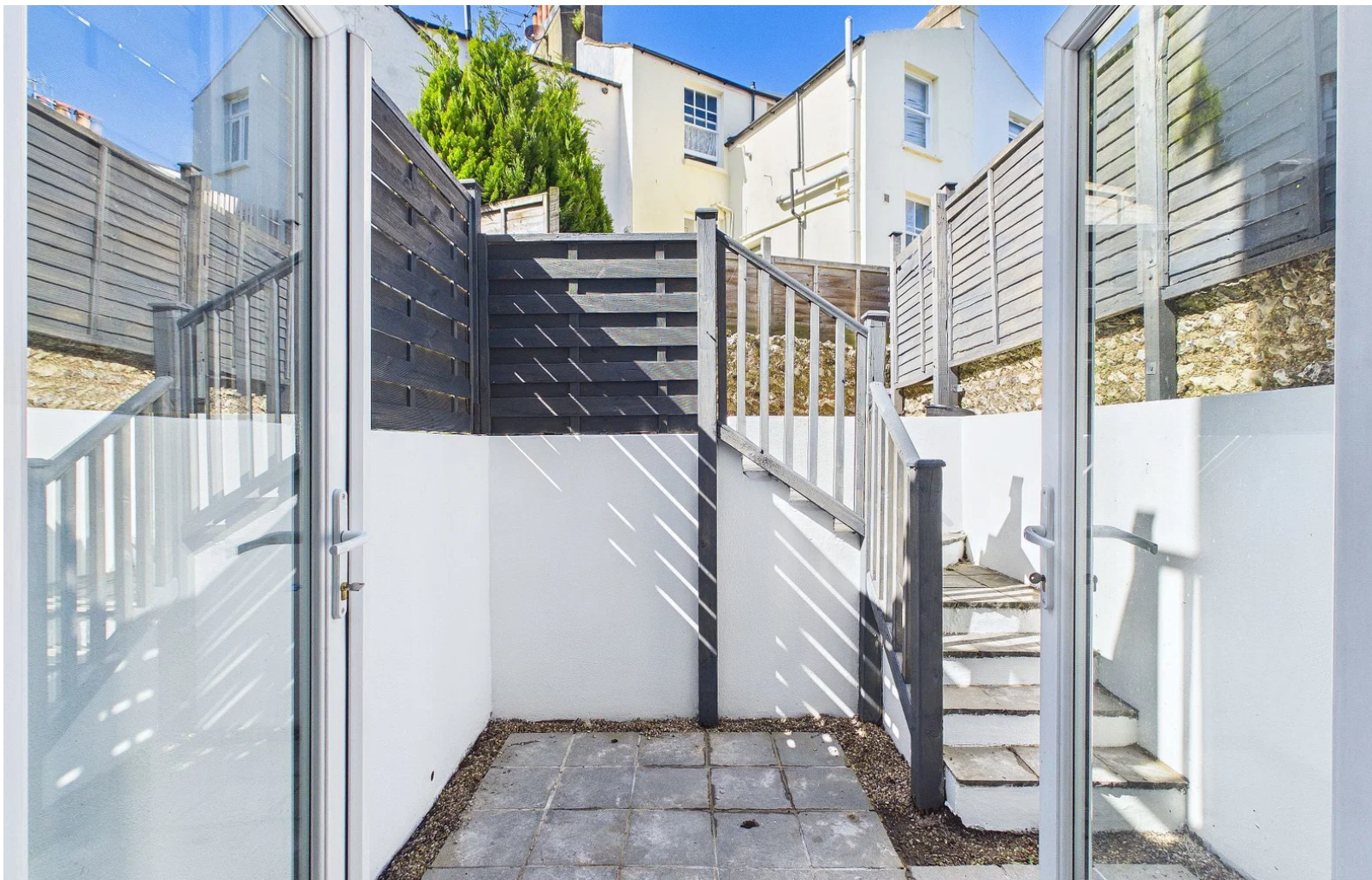




New England Road, Brighton, BN1 3TU

£260,000



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

Council Tax Band: A

- Lower Ground Floor Apartment
- Two Bedrooms
- Westerly Aspect Rear Garden
- Own Private Entrance
- Share of Freehold
- No Chain
- Open Plan Living
- Modern Kitchen and Bathroom
- Seven Dials Location
- Close to Brighton Station

Well presented lower ground floor apartment offered with no chain. Two bedrooms, open plan living, modern kitchen and bathroom, own private entrance, westerly aspect rear patio garden and a share in the freehold.





A well presented lower ground floor apartment, ideally situated on New England Road, offering convenient access to Brighton Station and the popular Seven Dials area.

This charming property boasts its own private entrance, leading to a thoughtfully designed open-plan living space to the rear that maximises both light and functionality. The modern kitchen is seamlessly integrated, featuring contemporary fittings and ample workspace, perfect for both everyday living and entertaining. The apartment comprises two bedrooms, providing comfortable accommodation, complemented by a modern bathroom.

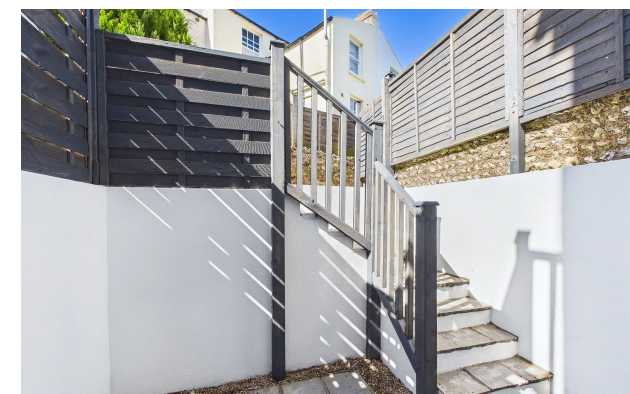
One of the standout features of this apartment is the westerly aspect rear patio garden, offering a private outdoor retreat for relaxation or al fresco dining. This valuable outside space adds an extra dimension to city living.

Further benefits include a share of the freehold, providing additional peace of mind and control, and the significant advantage of being offered with no onward chain, simplifying the purchasing process.

Located in the sought after Seven Dials area, residents can enjoy a vibrant local community with an array of independent shops, cafes, and restaurants. The proximity to Brighton Station ensures excellent transport links, making this an ideal home for commuters or those wishing to explore the wider region.

This apartment represents an excellent opportunity to acquire a well-maintained and stylish home in a prime Brighton location, perfect for those seeking a convenient and comfortable lifestyle.





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.