

austin gray

Flat 1, 27 Grand Parade

Brighton, BN2 9QB

Price Guide £325,000



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Flat 1, 27 Grand Parade



Descending the stairs to the front door of what appears to be an unassuming property, you will discover a stunningly refurbished two-bedroom garden flat with so much to offer.

At the front of the home sits a spacious double bedroom, complete with fitted wardrobes, plush carpeting, and a calming neutral palette, creating a tranquil retreat after a busy day. Adjacent is a luxurious, modern bathroom that could rival those found in high-end boutique hotels. Tastefully designed, this serene space features a freestanding tub, a full shower, a sleek sink, WC, and an LED mirror. The airy and inviting living/dining room boasts soft carpeting, built-in shelving, and large windows that flood the space with natural light, with a glass pane door leading directly onto the private courtyard garden. The modern kitchen comes fully equipped with integrated appliances, including an induction hob, oven, dishwasher, and fridge-freezer. There is the added benefit of a separate utility room meaning you are not compromising on space or practicality.

The second bedroom is positioned at the rear of the property, ideal for guests or as a home

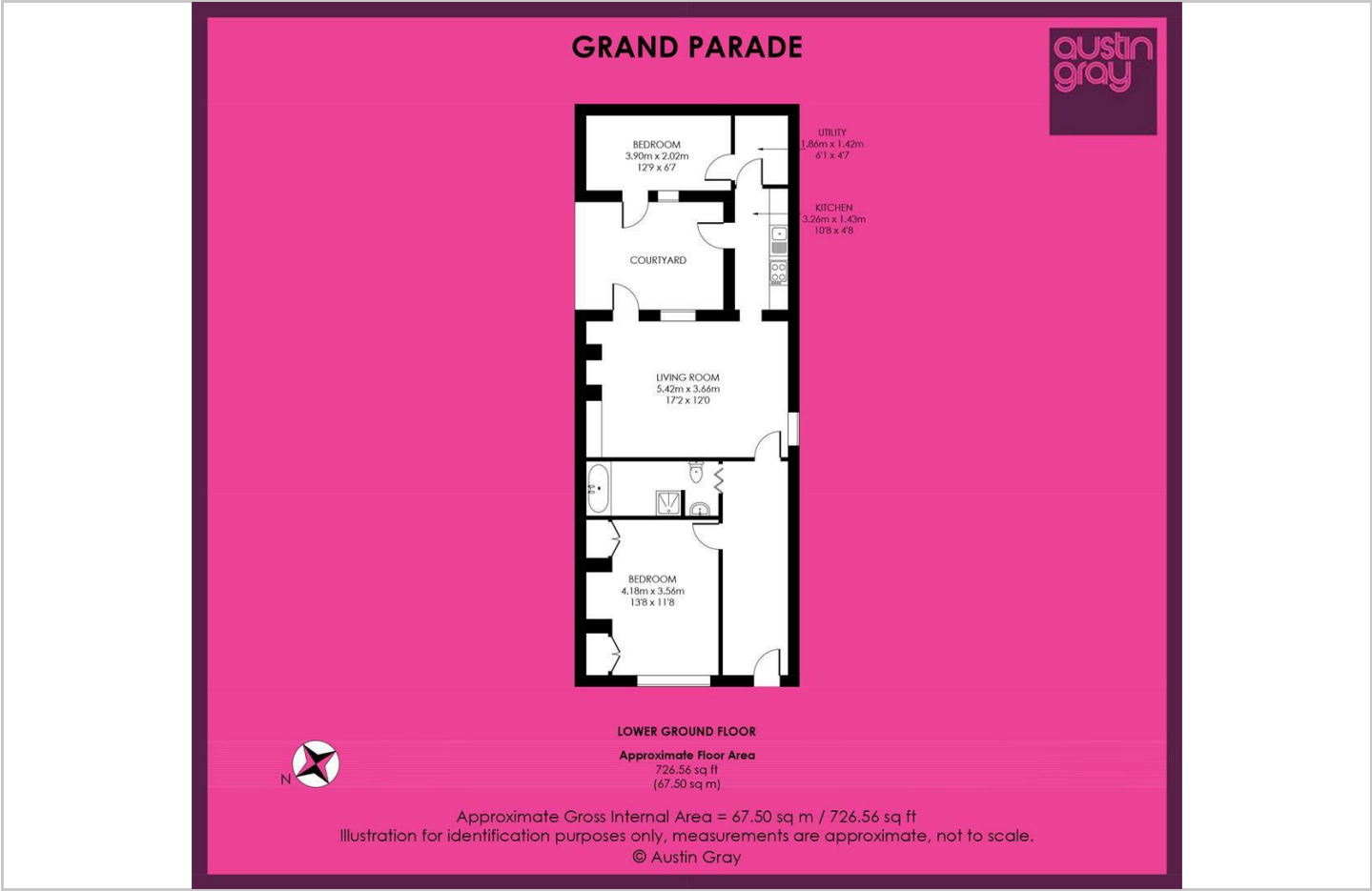
- Two Bedrooms
- Modern Integrated Kitchen
- East Facing Courtyard Garden
- Maintenance Charge: £1000 p/a
- Tastefully Decorated
- Separate Utility Room
- Lease: 152 Years Remaining
- Council Tax Band: A



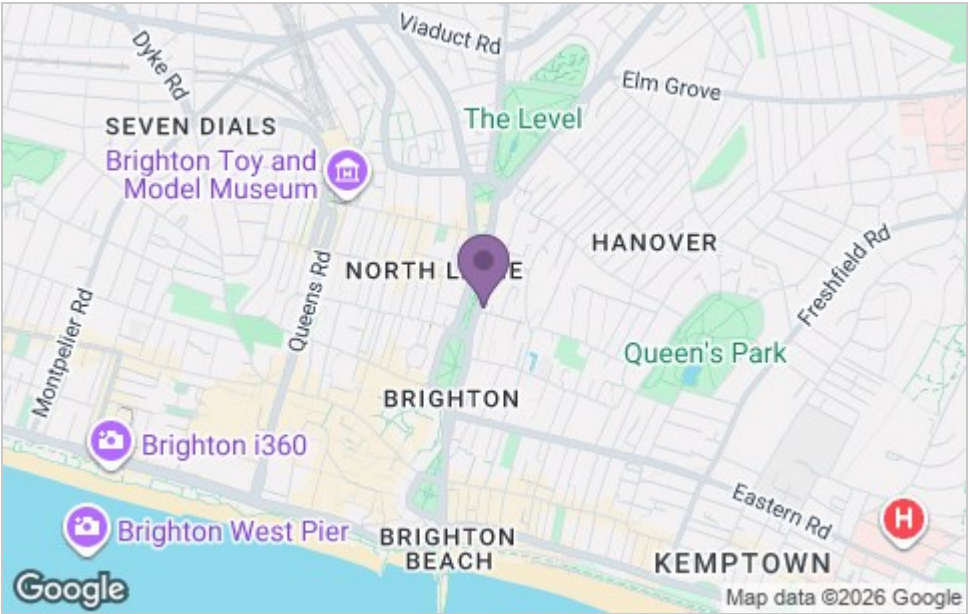
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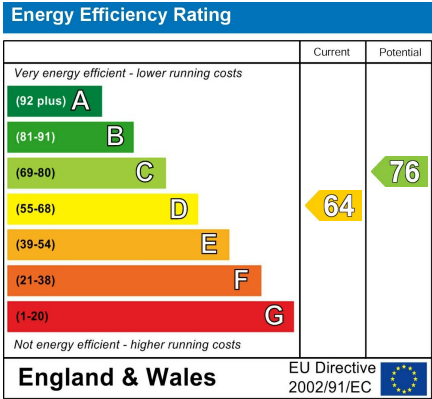
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

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