

Lower Rock Gardens

Brighton



About the property

GUIDE PRICE £350,000 - £375,000

Elegant Garden Apartment Moments from Kemptown Seafront

This beautifully presented and tranquil garden apartment is ideally positioned just moments from the sought-after Kemptown seafront, offering versatile accommodation arranged across two thoughtfully designed floors.

Positioned on the ground floor of an attractive period building, the property hallway draws you into the welcoming principal reception room at the front. This inviting space is rich in character, featuring decorative ceiling coving, a striking fireplace, and a large bay-fronted sash window that fills the room with natural light.

The hallway leads to the first of two generously proportioned bedrooms, complete with a charming bay window overlooking the peaceful rear garden.

To the rear of the property lies a spacious and well-appointed kitchen, seamlessly flowing into a dining area. Double doors connect the spaces, while sliding glazed doors open directly onto the private courtyard garden—creating a sociable and versatile indoor-outdoor living environment, ideal for both entertaining and everyday living.

The courtyard itself offers a quiet, well-sized outdoor retreat.

Stairs from the hallway rise to the second bedroom, a well-proportioned and private space set apart from the main living areas. The bathroom is stylishly presented in a modern, contemporary finish. Additional benefits include a large storage cupboard off the hallway and further storage beneath the stairs, providing practical and valuable space.

Perfectly located just off the vibrant St James's Street and close to Kemptown Village, the apartment enjoys immediate access to an array of independent shops, cafés, and restaurants, while being within easy walking distance of central Brighton and the seafront.

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2

BEDROOM

2

RECEPTION

1

BATHROOM



Virtually Staged







SCAN HERE TO OFFER ON THIS PROPERTY

Ground Floor

Approx. 56.98 sq m (613.32 sq ft)



First Floor

Approx. 15.66 sq m (168.56 sq ft)



Total area: approx. 72.64 sq m (781.89 sq ft)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	