



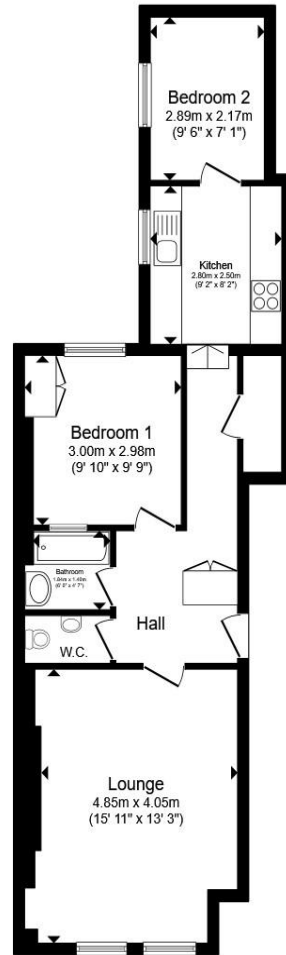
Bristol Road, Brighton, BN2 1AP

welcome to

Bristol Road, Brighton

****No Onward Chain**** Two bedroom ground floor flat located in a popular Brighton location on Bristol Road. The property offers a spacious lounge, separate kitchen, two well-proportioned bedrooms, bathroom with separate WC, and a practical layout throughout.





Situated in a convenient and sought-after Brighton location and offered with share of freehold, this well-proportioned ground floor flat offers approximately 57.3 sq.m (617 sq.ft) of accommodation, making it an ideal first-time purchase, investment, or downsizing opportunity. The property is accessed via a central hallway which provides access to all rooms. To the front, a generous lounge measuring approximately 15'11" x 13'3" offers a bright and comfortable living space, ideal for both relaxing and entertaining. There are two bedrooms, including a well-sized main bedroom (approx. 9'10" x 9'9") and a second bedroom (approx. 9'6" x 7'1"), suitable for use as a guest room, home office, or nursery. The separate kitchen is positioned towards the rear of the property and provides a practical layout with ample space for appliances and storage. A bathroom with bath facilities is complemented by a separate WC, adding convenience for everyday living. Further benefits include a logical layout throughout and ground floor positioning, offering ease of access. Located on Bristol Road, the property is well placed just 0.6 miles to Brighton Pier and the seafront.

Total floor area 57.3 m² (617 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Bristol Road, Brighton

- Sold With No Onwards Chain
- Share Of The Freehold
- Two Bedrooms
- Central Kemptown Location
- Moments From The Sea

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 750.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KET104137 - 0006

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