



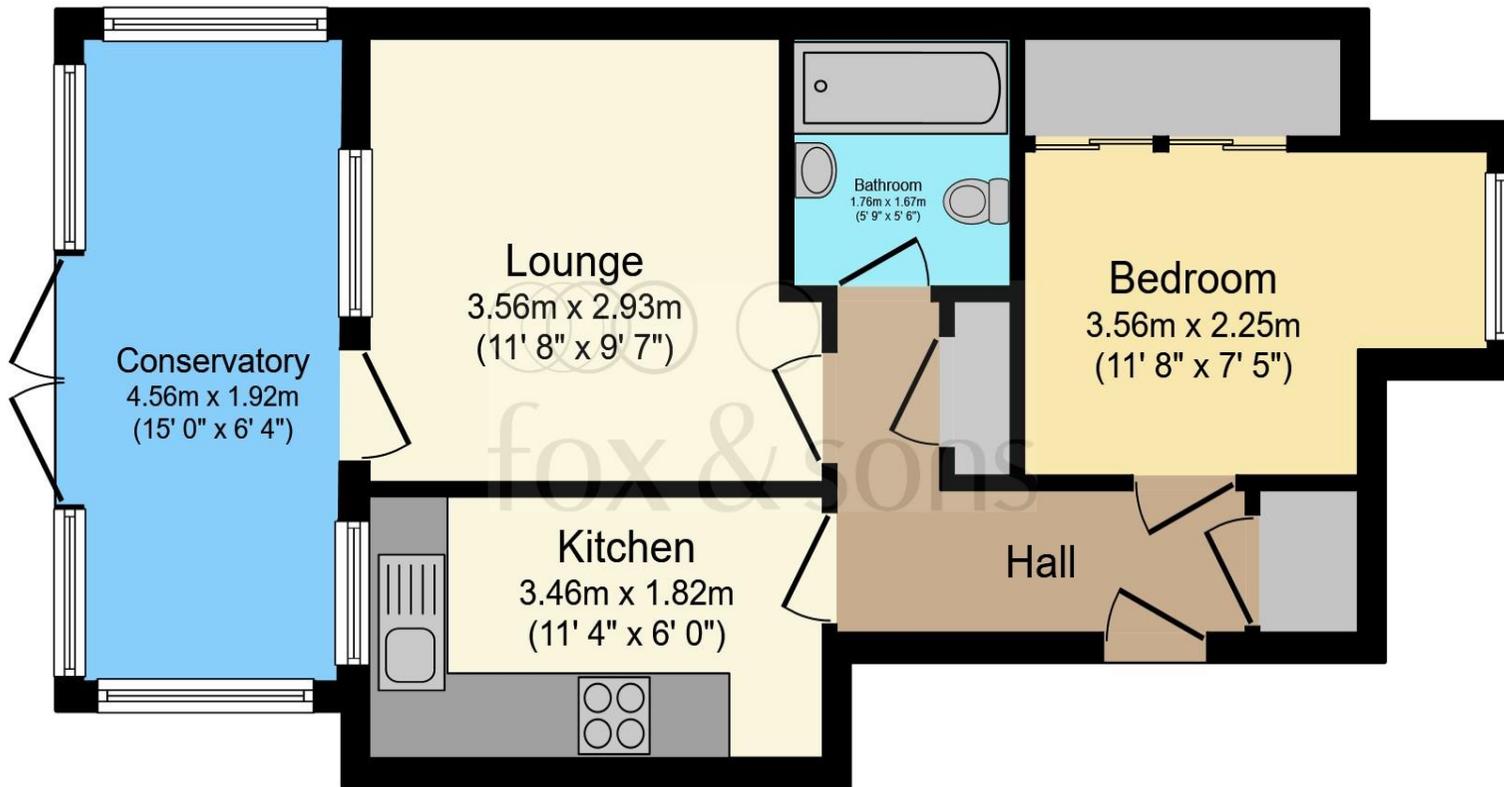
**Walpole Road, Brighton BN2 0AB**

**welcome to**

**Walpole Road, Brighton**

A charming ground floor one-bedroom flat situated on Walpole Road in Brighton, offering stunning sea views and a south-facing raised decked garden. With a share of the freehold, this property is an ideal first-time buy, combining coastal living with a peaceful outdoor retreat.





This delightful one-bedroom residence enjoys a south-facing orientation, flooding the interior with natural light and creating a warm, inviting atmosphere throughout. The property boasts a spacious conservatory that seamlessly connects the indoor living space with the outdoors, offering panoramic views that stretch across the garden and out towards the sea.

Step outside to a raised decked seating area, perfectly positioned to make the most of the stunning vistas and sunshine. The garden, framed by mature greenery, provides a peaceful retreat ideal for relaxing or entertaining.

Inside, the flat benefits from a well-proportioned layout with a welcoming living area and a bright kitchen accessed through a charming archway. The overall flow of the home is both practical and aesthetically pleasing, making it an ideal choice for first-time buyers or those seeking a coastal pied-à-terre.

Offered with a share of the freehold, this property combines character, location, and lifestyle in one compelling package.

Total floor area 46.4 m<sup>2</sup> (499 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.focalagent.com](http://www.focalagent.com)

welcome to

## Walpole Road, Brighton

- Ground Floor Flat
- Stunning Views
- South Facing Raised Decked Seating Area and Garden
- Share Of The Freehold
- Ideal First Time Buy

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 720.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £260,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/KET108188](https://fox-and-sons.co.uk/Property/KET108188)



Property Ref:  
KET108188 - 0004

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