



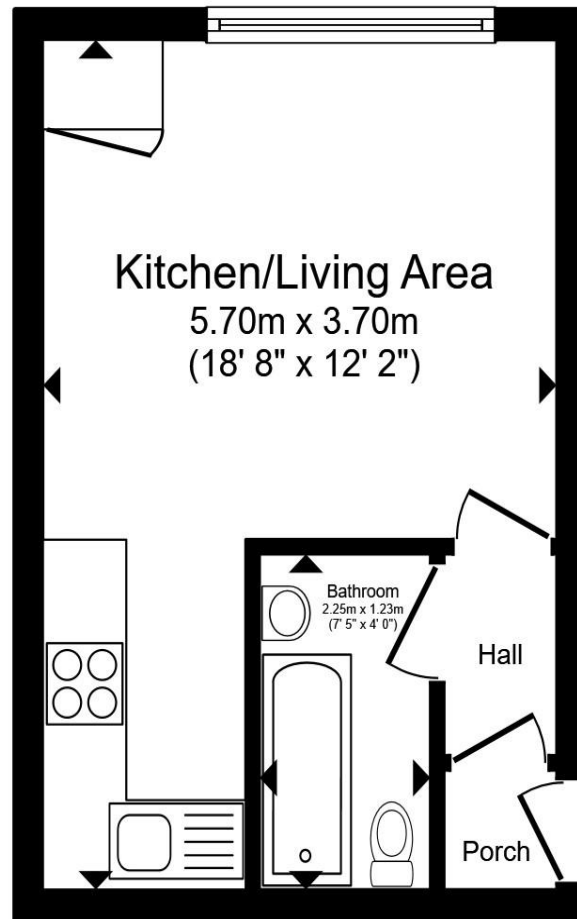
Lower Rock Gardens, Brighton, BN2 1PG

welcome to

Lower Rock Gardens, Brighton

A bright and well-proportioned studio apartment located just moments from Brighton seafront and the amenities of Kemp Town. Featuring a spacious open-plan living/kitchen area, separate bathroom and entrance hall, this property is offered with no onward chain.





Total floor area 21.1 m² (227 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



Situated in the heart of Brighton's vibrant Kemp Town district and just moments from the seafront, this well-presented studio apartment offers an excellent opportunity for first-time buyers, investors, or those seeking a convenient coastal retreat.

The accommodation comprises a bright and spacious open-plan living and kitchen area measuring approximately 18'8" x 12'2", providing ample space for both living and sleeping arrangements. The fitted kitchen is neatly arranged to maximise the available space, while a separate bathroom and entrance hall add practicality and privacy.

Ideally located on Lower Rock Gardens, the property enjoys easy access to Brighton beach, the historic Palace Pier, local cafés, restaurants, independent shops and excellent transport links throughout the city.

Offered to the market with no onward chain, this studio apartment is ready for immediate occupation or rental, making it an attractive and hassle-free purchase.

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Lower Rock Gardens, Brighton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Studio apartment
- Prime Lower Rock Gardens location

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 2000.00

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1989.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£55,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

KET108618 - 0002

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