



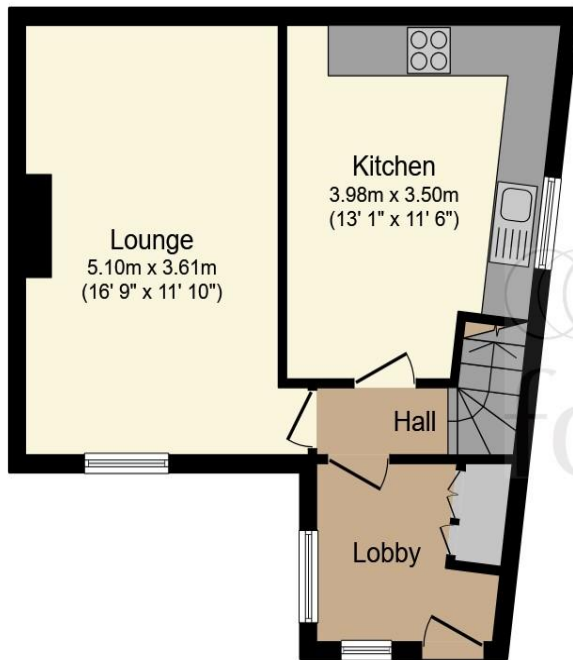
**Maisonette Rock Grove, Brighton BN2 1ND**

**welcome to**

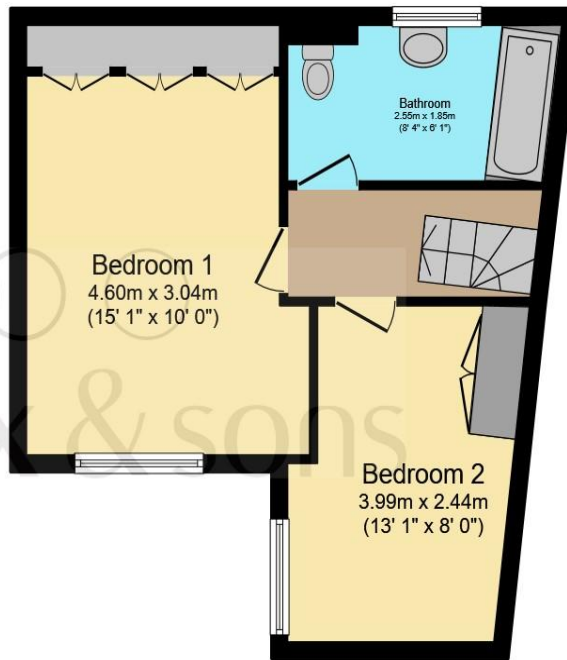
## **Maisonette Rock Grove, Brighton**

A beautifully presented two-bedroom maisonette in the heart of Kemptown, offered with no onward chain. Featuring a private street entrance, bright and spacious living throughout, and exclusive use of the prestigious Kemptown Enclosures.





**Ground Floor**



**Lower Ground Floor**



**Outbuilding**

**Total floor area 88.9 m<sup>2</sup> (957 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)

Tucked away in a charming and historic corner of Kemptown, this beautifully presented two-bedroom maisonette offers a rare combination of elegance, privacy and an enviable coastal lifestyle. With its own private street entrance, the home instantly feels welcoming and wonderfully self-contained.

Set behind decorative wrought-iron gates and approached via a quiet courtyard-style area, the exterior has a classic Regency appeal. Once inside, the property continues to impress with its tasteful décor, generous proportions and thoughtful layout.

The spacious living area is bright and inviting, featuring a handsome period-style fireplace, neutral tones and soft carpeting that create a calming atmosphere. Large windows allow plenty of natural light to filter in, giving the room a warm and comfortable feel—ideal for both relaxing and entertaining.

A well-kept staircase leads to the bedrooms and bathroom, where the home's style continues seamlessly. The bathroom is particularly attractive, finished with patterned wall tiles, a contemporary basin and a modern walk-in shower. Both bedrooms are well-sized, offering peaceful, cosy retreats.

An additional and highly sought-after benefit is the use of the exclusive Kemptown Enclosures, giving residents access to beautifully maintained private gardens—perfect for dog walking, picnics or simply enjoying green space moments from home.

welcome to

## Maisonette Rock Grove, Brighton

- Sold With No Onwards Chain
- Use of Kemp Town Enclosures
- Beautifully Presented Throughout
- Two Bedrooms
- Private Street Entrance

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1643.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/KET108375](https://fox-and-sons.co.uk/Property/KET108375)



Property Ref:  
KET108375 - 0008

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