John Hilton

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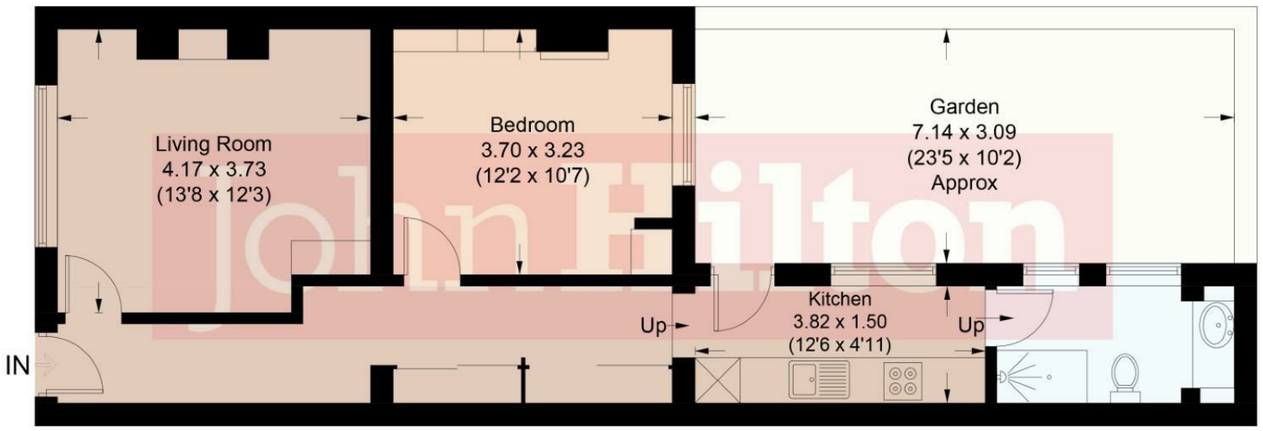
Est 1972

Grand Parade, Brighton, BN2 9QB

Approximate Gross Internal Area = 52.1 sq m / 561 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 561.00 sq ft

16a Grand Parade, Brighton, BN2 9QB

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£250,000-£270,000
Leasehold - Share of Freehold

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16a Grand Parade
Brighton
BN2 9QB

*** GUIDE PRICE £250,000-£270,000 ***

A one-bedroom apartment with paved garden that has the added bonus of a studio, which is currently used as a home office and occasional guest room, in a central and convenient location just up from the iconic Royal Pavilion and Palace Pier, and in close proximity to Brighton mainline station. Occupying the lower level of a bay-fronted period building, the apartment benefits from its own street entrance and access to external storage space (ideal for bicycle storage). Stylish interior with natural wood and engineered wood floors, modern kitchen with built-in appliances and fully-tiled shower room. Ideal first time buy and for those looking to embrace the vibrancy of what Brighton has to offer. Being sold with Share of Freehold.

Approach
Quarry-tiled steps lead to a separate street entrance, access to external storage cupboards.

Entrance Hall
Tiled floor leads to inner hallway with engineered wood flooring, and full-length double cupboards with sliding door - one of which houses combi boiler and is used as a utility cupboard with space and plumbing for washing machine.

Living Room
4.17m x 3.13m (13'8" x 10'3")
Natural wood floors, metal Crittall multi-pane window with secondary glazing.

Kitchen
3.82m x 1.50m (12'6" x 4'11")
Range of fitted units at eye and base level, worktops with tiled splashbacks, fitted oven, induction hob with extractor hood over, integrated dishwasher and fridge freezer, tiled floor and door to rear garden.

Bedroom
3.70m x 3.23m (12'1" x 10'7")
Engineered wood flooring, recessed fitted shelving, window to rear.

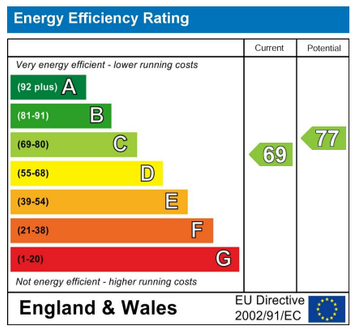
Shower Room
Fully-tiled large shower enclosure with raised shower head plus hand-held shower attachment on riser, circular wash hand basin with mixer tap, tiled countertop with cupboard below, low-level WC and heated towel rail.

Rear Garden
Paved patio with wooden bench, and summer house connected with power and broadband, currently used as an office and guest room.









Council Tax Band: **C**

- Central Location
- One-Bedroom Apartment
- Paved Garden with Useful Studio
- Private Street Entrance
- Generously Proportioned Rooms
- Separate Kitchen with some Integrated Appliances
- Well-Presented Interior
- Lots of Built-In Storage
- Close to Brighton Station & Seafront
- Ideal First Time Buy

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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