

Paul Bott & Co



- Victorian Converted Apartment
- One Double Bedroom with Storage
- Open Plan Kitchen/Living Room
- Unfurnished
- Sea Views
- Centrally Located

Flat 9, 45 Upper Rock Gardens, Brighton, East Sussex BN2 1QF

£1,300 pcm

Rental £1,300 pcm. **STYLISH AND PERFECT LOCATION.** A classic seaside apartment. Centrally located for Kemp Town village, Brighton seafront and the city centre a short stroll away. Light and spacious, stripped wooden floors, good ceiling height and not forgetting sea views!



Property Description

A classic seaside apartment. Situated in the heart of Kemp Town village, located close to Brighton city centre and a short stroll to the seafront. Light and spacious on a split-level, stripped wooden floors, good ceiling height and plenty of storage and the all-important sea views.

The apartment is located on the second floor, upon entering you will be greeted with wonderful stripped wooden flooring and plenty of space for coats and everyday outer wear. Plenty of ceiling height and no noisy neighbours being the top floor.

The bathroom recently refurbished has a white suite with rainhead shower over the bath and chrome fittings. Stripped wooden flooring laid, a frosted double glazed window to the rear for privacy and plenty of storage from the new sink vanity unit.

Then up to the main body of the apartment.

The hall has really good width which allows room for a home office and a storage cupboard which is home to the new boiler and the perfect place to hide those everyday items. Storage isn't a problem with a loft space with ladder and boarded. Again as one would expect from this property wooden flooring and neutral in décor.

The bedroom which is a good size double so plenty





of room for furniture, runs off the hallway and sits at the back so a calm room for a peaceful nights sleep with views over the chimney pots of Kemp Town to the sea. The added bonus is built in wardrobes, carpet laid and neutral in décor.

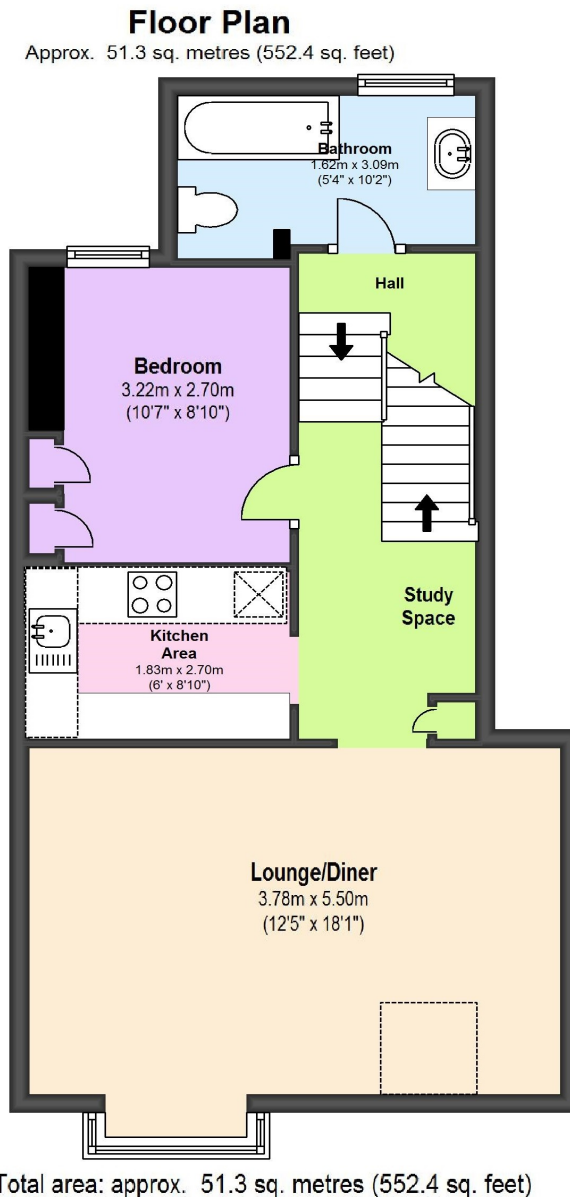


Next is the kitchen which is separate but has a large opening allowing you to socialise with friends and family in the dining area and is nicely split by a breakfast bar. The kitchen itself has stripped floor boards underfoot and is fully fitted with quality appliances from the fridge/freezer to the double oven and set under a quality wooden worktop, there is also a selection of storage cupboards on the wall.

Finally the lounge and as the rest of the property offers a great deal of room. There is space for a large table and chairs by the breakfast bar and more than enough room for a large sofa and extra furniture. There is an abundance of light from a large double Velux window and a bay with a sash window that offers a real seaside view with the backdrop of the sea.



Upper Rock Gardens is conveniently located as you have literally everything on your doorstep, from shops to entertainment and the seafront itself. The property is also approximately a 20 minute walk to Brighton's mainline railway station making this an ideal apartment for commuters and not forgetting The Royal Sussex Hospital and Brighton College.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		78	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

29 Upper St James Street,
Brighton, East Sussex, BN2 1JN

www.paulbottandcompany.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements