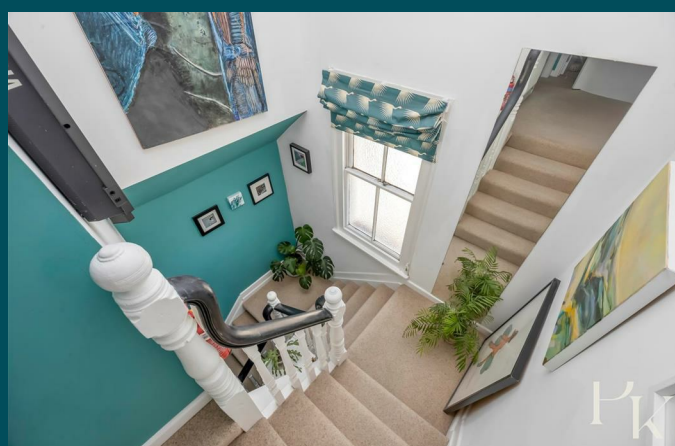
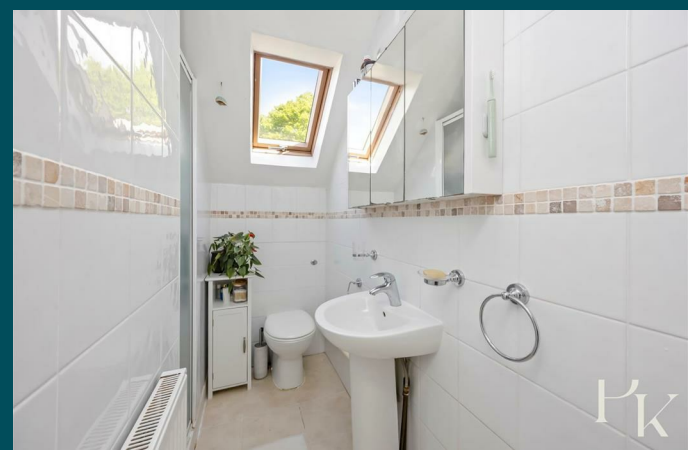




9 Florence Road

Brighton, BN1 6DL

Guide price £325,000 - £350,000

GUIDE PRICE £325,00 - £350,000

Situated on the sought-after Florence Road in Brighton, this charming top-floor apartment offers the perfect blend of period character and modern living, with Preston Park just a few minutes walk away.

Occupying the top floor of an attractive red-brick period building, the apartment is beautifully presented throughout, with well-balanced accommodation measuring approximately 741 sq ft. Upon entering from the first floor, you are welcomed by an impressive high-ceilinged staircase, filled with natural light from a large window and offering ample space for freestanding storage, creating a wonderful sense of space and character from the outset.

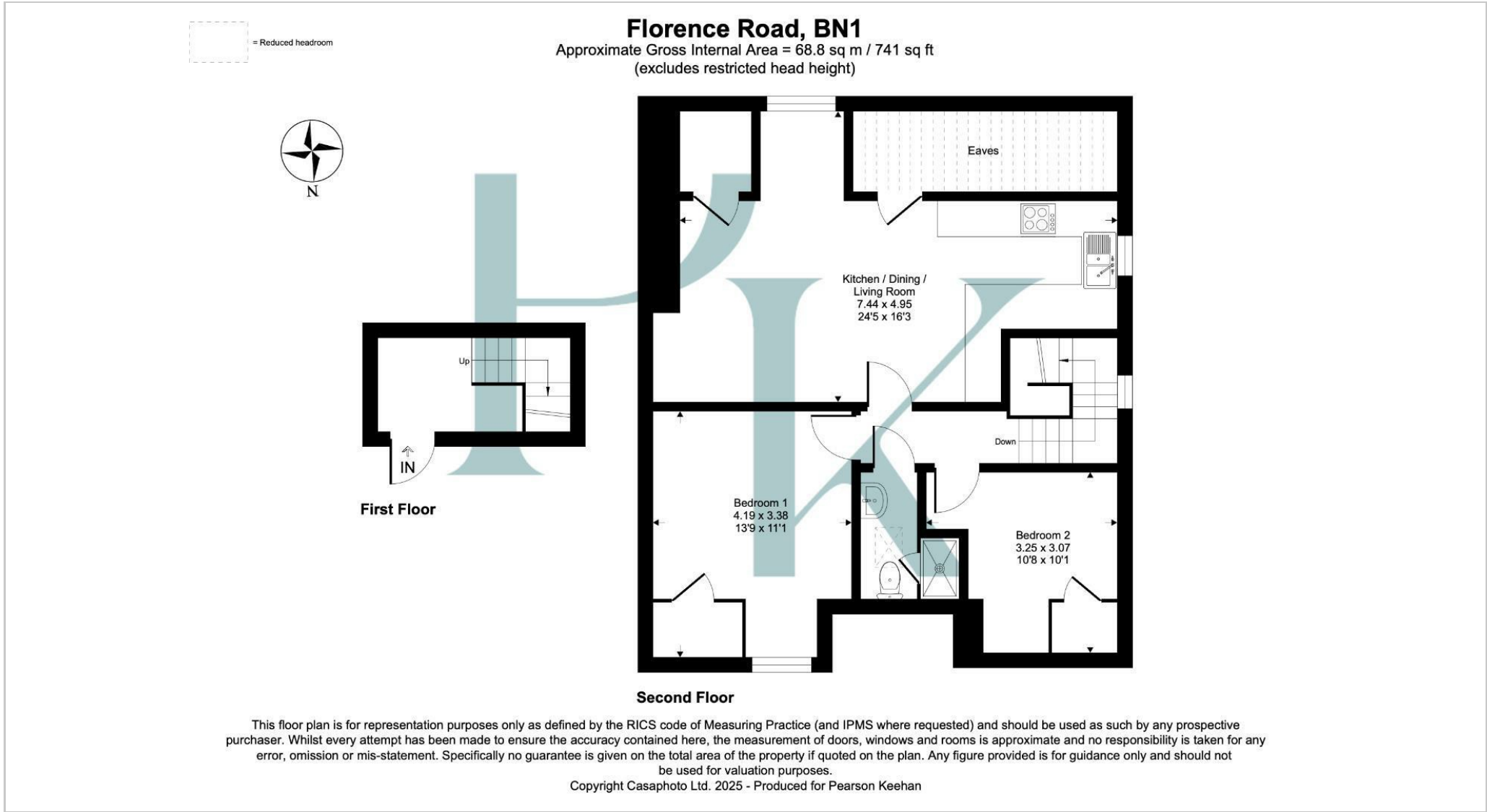
The spacious open-plan kitchen, dining and living area forms the heart of the home and enjoys a bright dual-aspect south-westerly orientation, creating a warm and inviting space ideal for both relaxing and entertaining. The kitchen is fitted with ample storage and generous worktop space, while the living and dining areas provide excellent versatility. A further benefit is the large eaves storage.

There are two well-proportioned bedrooms, with the second bedroom offering an ideal space for a home office, guest room or creative studio. A contemporary shower room completes the accommodation, featuring modern tiling and natural light from a Velux window.

Further benefits include a share of freehold, a well-maintained communal entrance, use of a bike rack within the front garden, and proximity to vibrant local cafés, shops and green spaces.

The surrounding area offers excellent lifestyle amenities, including the vibrant Florence Road Saturday Market at the old flint church and the popular Florence Road Café. Nearby, St. Augustine's Arts & Events Centre has a café with garden seating, regular events and yoga classes. Both Blakers Park and Preston Park are within walking distance, while Fiveways offers a great mix of shops, cafés, a Co-op and local healthcare facilities.

London Road Station is just a few minutes' walk away, providing excellent transport links, while regular bus services run from both ends of Florence Road. By car, the A23 is easily accessible, offering convenient routes out of Brighton towards London.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Pearson
Keehan