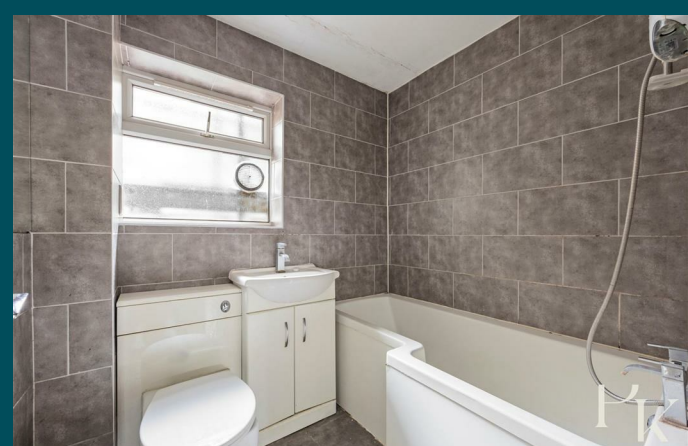




Kenya Court 10-14 Windlesham Gardens

Brighton, BN1 3AU

Asking price £270,000

A generously proportioned one-bedroom first floor flat offering approximately 485 sq ft / 45.09 sq m of accommodation and an excellent opportunity for a buyer looking to modernise and create a home to their own taste.

The property is situated within Kenya Court on Windlesham Gardens and, while requiring a programme of updating and redecoration, offers a well-proportioned layout with plenty of potential.

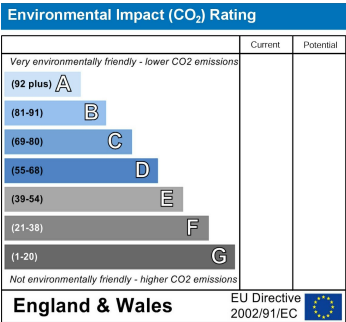
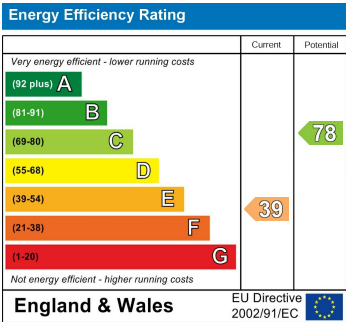
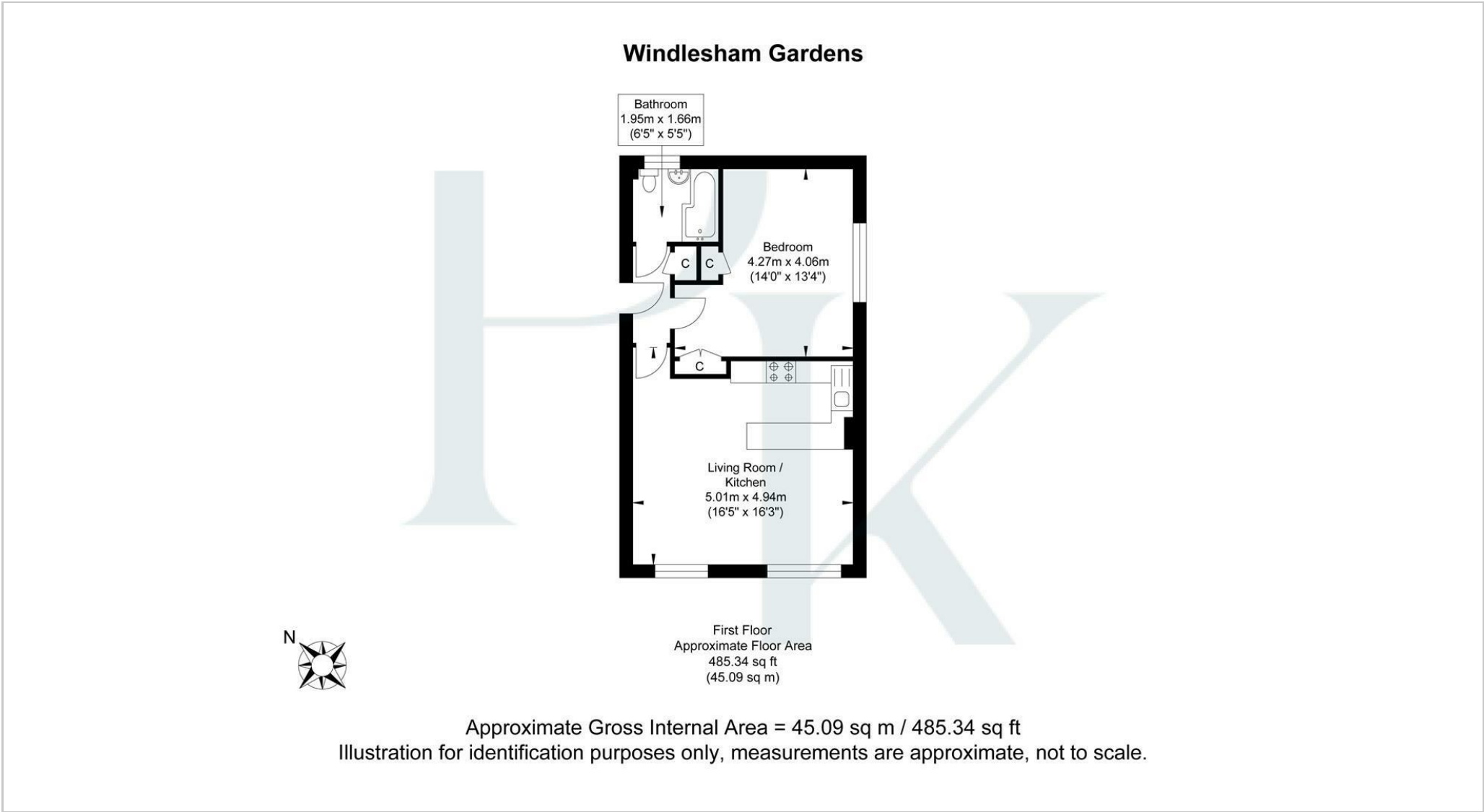
At the heart of the flat is a spacious 16'5" x 16'3" open-plan living room and kitchen. The kitchen is fitted with a range of units and integrated appliances, with a breakfast bar providing a natural divide between the cooking and living areas. The room offers good flexibility for both seating and dining and would respond particularly well to cosmetic improvement.

The separate bedroom is an excellent size, measuring approximately 14'0" x 13'4", with plenty of space for a double bed and additional bedroom furniture. There are also several useful built-in storage cupboards positioned off the hallway.

Completing the accommodation is a tiled bathroom fitted with a bath and shower over, WC and wash basin.

The flat would now benefit from refurbishment and provides an exciting opportunity for a purchaser to update the interiors and add their own style. With its generous room sizes, practical layout and approximately 485 sq ft of internal space, there is an excellent foundation from which to create a smart and comfortable Brighton home.

Windlesham Gardens is conveniently positioned for access to Seven Dials, with the shops, cafés, restaurants and amenities within easy reach. Brighton Station is also readily accessible, making the location particularly convenient for commuters, while the seafront, and the wider city centre are all close at hand.



Pearson
Keehan