# 20 Old Shoreham Road

Brighton, BN1 5DD

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# 20 Old Shoreham Road

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## *Asking price £235,000*

A bright and well-presented one-bedroom first-floor flat, offering generous room proportions, a stylish modern kitchen and an excellent location within easy reach of Brighton Station, Hove Green and Dyke Road Park. Further benefits include useful attic space, a share of the freehold and no onward chain.

Occupying the first floor of an attractive period building, the property offers approximately 536 sq ft / 49.82 sq m of well-arranged accommodation, with plenty of natural light and a pleasant outlook across the surrounding area.

The standout space is the generous living room, extending to approximately 18'1" and featuring a large bay window which floods the room with natural light while providing far-reaching rooftop views. There is ample space for both comfortable seating and additional furniture, making this an inviting room for relaxing and entertaining.

The separate kitchen has been finished in a contemporary style, with sleek gloss cabinetry, contrasting work surfaces and attractive metro-tiled splashbacks. Integrated cooking appliances and good worktop and storage space make it both smart and practical.

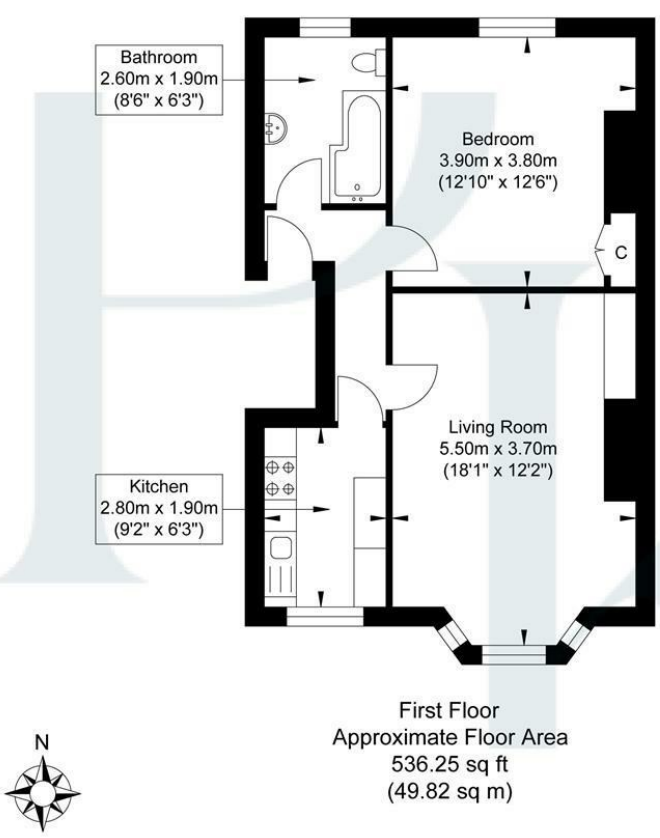
Positioned towards the rear is the well-proportioned double bedroom, measuring approximately 12'10" x 12'6". A large window brings in plenty of light, while built-in storage provides useful additional space.

Completing the accommodation is a modern bathroom, fitted with a white suite including a bath with shower over and contemporary large-format tiling. Further built-in storage can be found off the hallway, while the property also benefits from useful attic space, providing valuable additional storage.

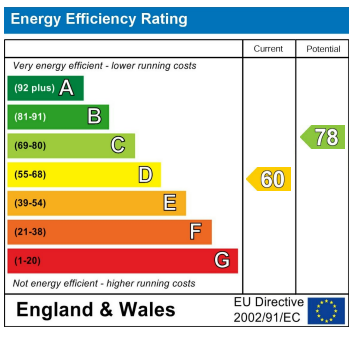
The location is particularly convenient, with Hove Green and Dyke Road Park close by, providing welcome green space nearby. Brighton Station is also within walking distance, making the property a great option for commuters or anyone wanting straightforward access into central Brighton and beyond.

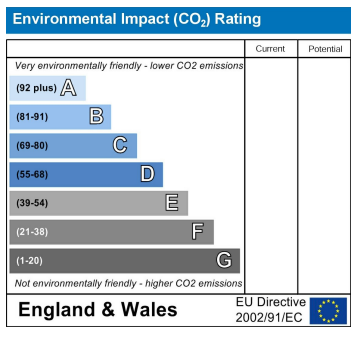
Old Shoreham Road is well positioned close to Seven Dials for the wide variety of shops, cafés, restaurants and everyday amenities found throughout, while the city centre and seafront are also readily accessible.

Offered for sale with a share of the freehold and no onward chain, this spacious and light-filled one-bedroom period flat combines generous accommodation, a large bay-fronted living room and a highly convenient location – an appealing first home, Brighton base or investment opportunity.




Approximate Gross Internal Area = 49.82 sq m / 536.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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