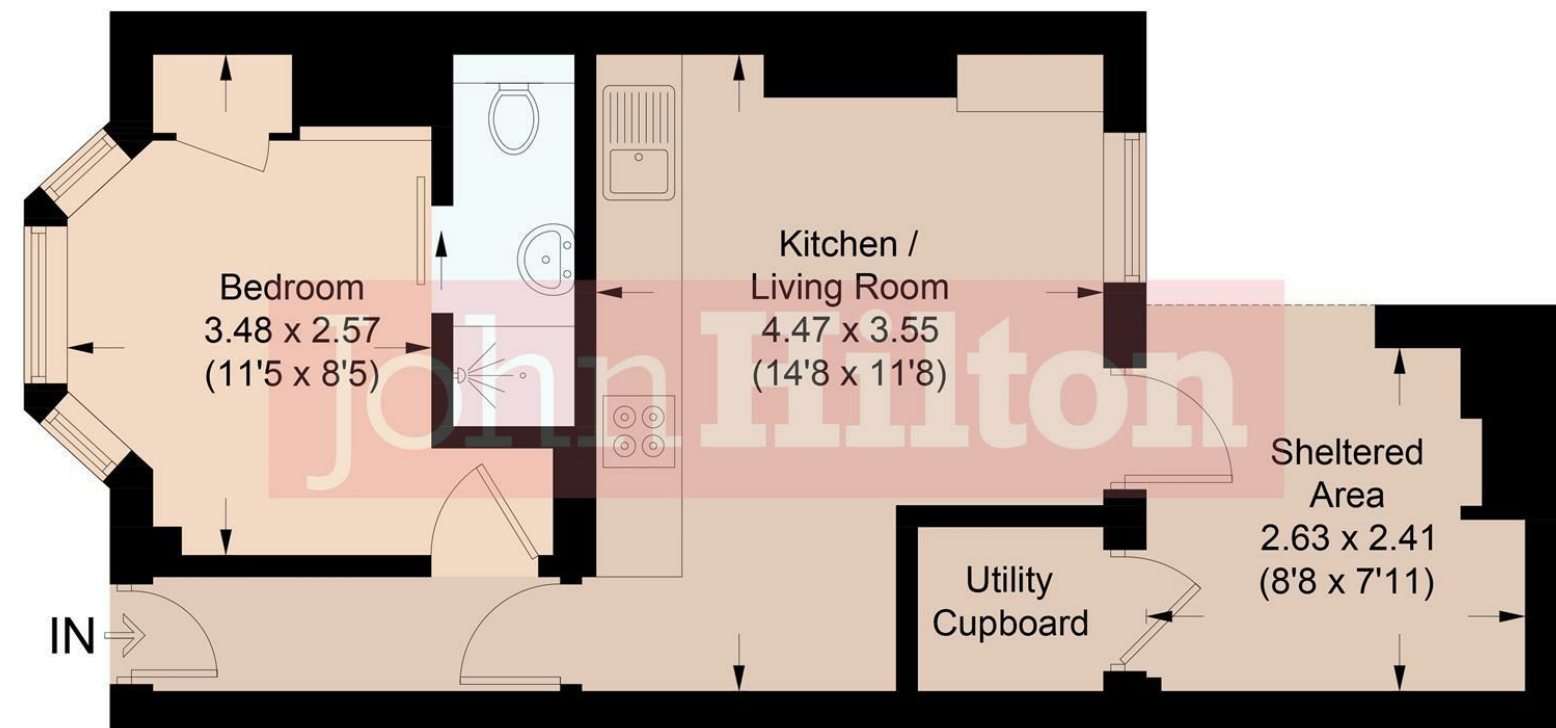


Brading Road, Brighton, BN2 3PD

Approximate Gross Internal Area = 30.7 sq m / 330 sq ft
(Excluding Sheltered Area)



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 330.00 sq ft

2 Brading Road, Brighton, BN2 3PD

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£200,000

Leasehold - Share of Freehold



2 Brading Road Brighton, BN2 3PD

A beautifully presented one-bedroom garden flat situated in a highly sought-after residential location between Elm Grove and Hartington Road.

This charming property offers stylish and well-designed accommodation, having been fully refurbished in 2022. The improvements include a contemporary fitted kitchen with integrated appliances, a modern shower suite, luxury LVT flooring throughout, and comprehensive damp-proofing works backed by a guarantee. The property also benefits from certified electrics and a combi boiler installed in 2021.

The flat provides bright and inviting living space with a bijou yet practical layout. To the rear, a useful sheltered seating area leads directly onto a private garden - an excellent space for relaxing or entertaining guests.

Currently tenanted until 9 August 2026, the property represents an attractive investment opportunity as well as a future home. It is offered with no onward chain, a 999-year lease, and a share of freehold. An ideal purchase for first-time buyers or investors seeking a stylish, low-maintenance property in a popular and convenient location.

Approach

A few steps descend to patio area with walled boundaries, and separate street entrance.

Entrance Hall

LVT flooring.

Open-Plan Kitchen/Living Room

4.47m x 3.55m (14'7" x 11'7")

Living Area

LVT flooring, double-glazed window to rear, cupboard housing boiler, double-glazed timber door to garden.

Kitchen Area

Fitted kitchen with handleless units at base and eye level. Square-edged marble-effect worktop with concealed downlights, stainless steel sink with mixer tap, fitted oven and hob with extractor over and glass splashback, integrated under-counter fridge and dishwasher.

Bedroom

3.48m x 2.57m (11'5" x 8'5")
Bay with double-glazed windows to front, LVT flooring, recessed built-in wardrobe.

En-Suite Shower Room

Shower enclosure with hand shower on riser and tiled surround, wash basin with mixer tap, low-level WC with concealed cistern, heated towel rail, wall unit, shower point and LVT flooring.

Sheltered Seating Area

2.63m x 2.41m (8'7" x 7'10")
Block paved, access to utility cupboard with plumbing for washing machine. Leads on to:

Rear Garden

Steps ascend to rear garden infilled with pebbles, with fenced and walled boundaries.



- One Bedroom Garden Flat
- Stylish & Bijou Interior
- Refurbished in 2022
- Contemporary Fitted Kitchen with Integrated Appliances
- Modern Shower Suite
- Useful Sheltered Seating Area to Rear
- Separate Street Entrance
- Currently Let Until August 2026
- Share of Freehold
- Ideal First Time Buy or Investment

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		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**