

Edinburgh Road

Brighton

LEXTONS /
SALES
LETTINGS
AUCTIONS
COMMERCIAL



Edinburgh Road Brighton

1

BEDROOM

1

RECEPTION

1

BATHROOM

About the property

GUIDE PRICE £220,000 - £230,000

This beautifully presented one-bedroom apartment situated on the top floor of a contemporary development offers a refined, light-filled interior in one of Brighton's most vibrant and well-connected locations.

The generous entrance hall, with substantial built-in storage, opens into an impressive dual-aspect living space flooded with natural light. Thoughtfully arranged for modern living, the open-plan room provides clearly defined areas for relaxing, dining and entertaining. At one end, a sleek, well-appointed kitchen offers extensive work surfaces and excellent storage, while the spacious reception area enjoys a bright and welcoming atmosphere.

The beautifully proportioned bedroom is equally light and peaceful, complemented by a stylish contemporary bathroom finished in a clean, modern palette.

A standout feature is the expansive residents' roof terrace. Well maintained, this elevated outdoor space provides a tranquil suntrap with seating—perfect for relaxing or socialising. The building also benefits from residents bike storage.

Ideally positioned just off Lewes Road, the apartment is moments from an excellent selection of independent cafés, restaurants, bars and shops. The Level, local cinema, Brighton city centre and seafront are all within easy reach, while Brighton Mainline Station provides direct connections to London and Gatwick Airport.





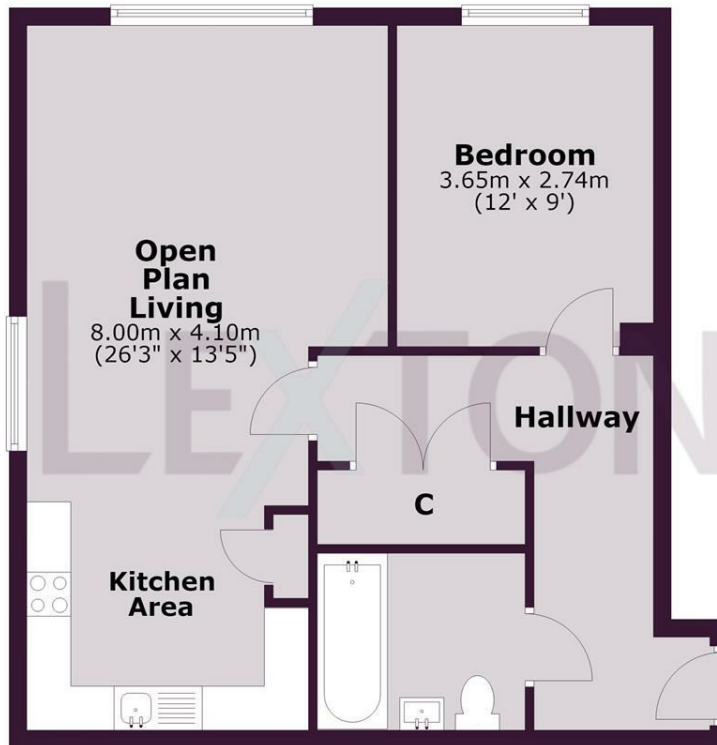


SCAN HERE TO OFFER ON THIS PROPERTY



Second Floor

Approx. 57.6 sq. metres (619.8 sq. feet)



Total area: approx. 57.6 sq. metres (619.8 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Created for exclusive use for Lextons. All rights reserved.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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

LEXTONS

Call our sales team to arrange a viewing appointment:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ
hovesales@lextons.co.uk | www.lextons.co.uk