



Old Shoreham Road, Brighton, BN1 5DD

Guide Price **£375,000**



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Share of Freehold

**Council Tax Band:** B

- Parking
- Share of Freehold
- Two Double Bedrooms
- Flexible Living Spaces
- Garden
- Low Outgoings
- Close To Brighton Station & City Centre
- Great Local Amenities

Parking | Share of Freehold | Two Double Bedrooms | Flexible Living Spaces | Garden | Low Outgoings | Close To Brighton Station & City Centre | Great Local Amenities





A beautifully arranged two double bedroom flat, positioned in a highly convenient location close to Brighton city centre, offering spacious and versatile accommodation across multiple levels, a private garden, off-road parking and a share of the freehold.

Stairs led to the main living accommodation, where you are welcomed into a generous and light-filled living and dining room, providing an excellent space for both relaxing and entertaining. To the front of the property is a second double bedroom, currently utilised as an additional reception room, demonstrating the flexibility of the layout and making it ideal for home working, guests, or a snug.

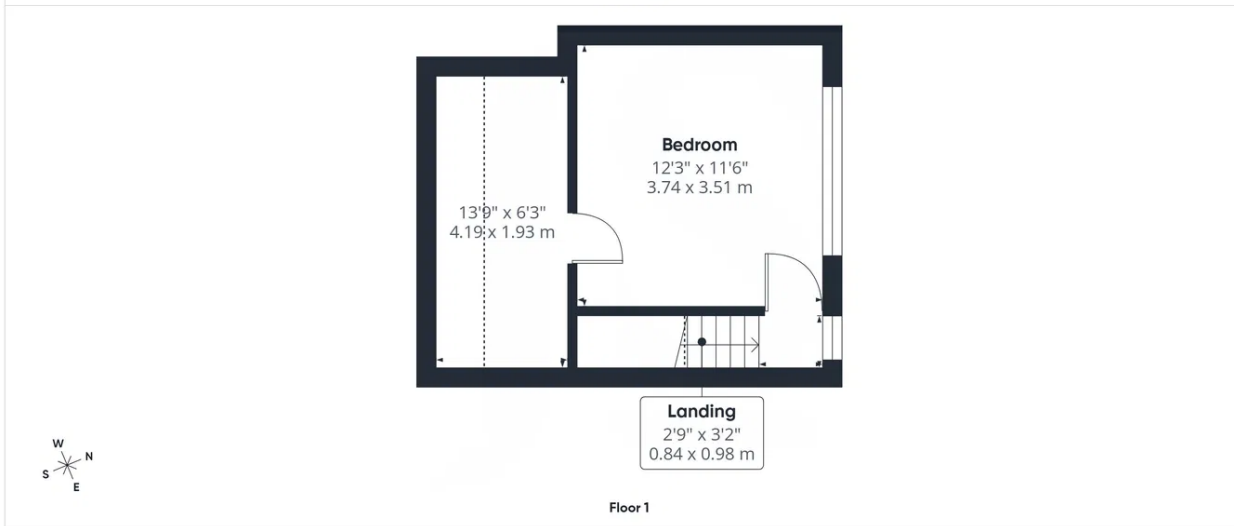
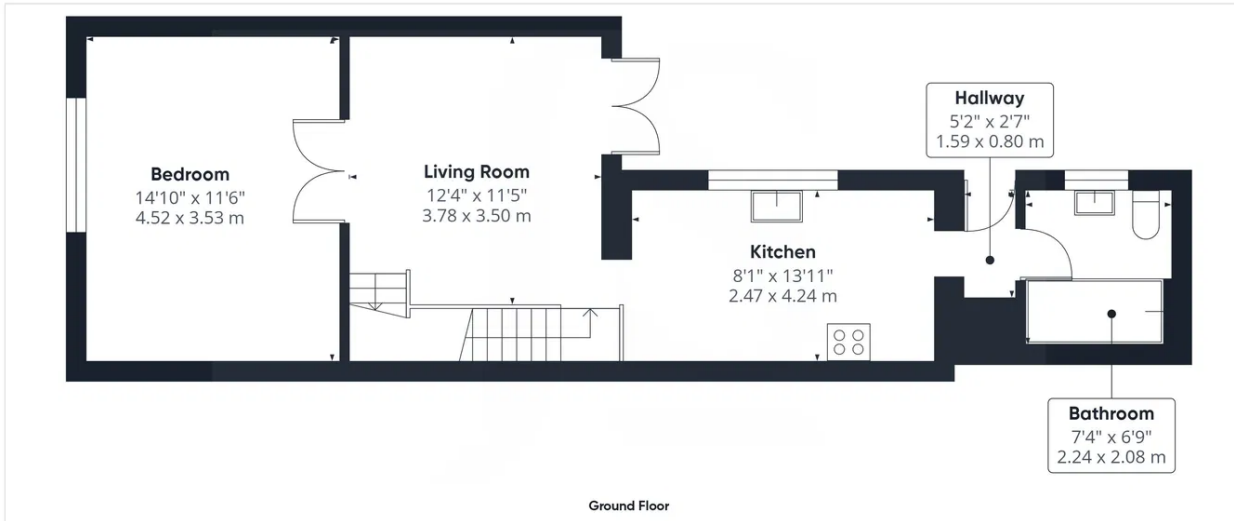
To the rear, the flat features a large galley-style kitchen, well laid out with extensive worktop and cupboard space, and room for all standard appliances. This practical and sociable kitchen flows seamlessly through the property, making it well suited to everyday living.

Situated behind the kitchen is a spacious family bathroom, fitted with a full-size bath and shower over, offering both comfort and functionality. Between the kitchen and bathroom is a door providing access out to the private, low-maintenance garden, a valuable outdoor space perfect for alfresco dining, gardening, or simply unwinding in a quiet setting.

From the main living room, a further staircase leads up to the principal bedroom, a peaceful and well-proportioned double room set apart from the main living areas. This bedroom benefits from a distinctive walk-in wardrobe and office area, an exceptional feature that offers excellent storage while also creating a dedicated space for working from home or dressing.

Additional benefits include one allocated off-road parking space, a highly desirable feature in this central location, and share of the freehold, providing added security and long-term value. The property is ideally located within easy reach of Brighton city centre, mainline transport links, local shops, cafés, and green spaces, making it a superb home for professionals, couples or those seeking a well-connected Brighton lifestyle.





**Approximate total area<sup>m</sup>**  
807 ft<sup>2</sup>  
75 m<sup>2</sup>

**Reduced headroom**  
29 ft<sup>2</sup>  
2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.