

# Grand Parade

## Brighton

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## About the property

A beautifully presented one bedroom apartment in the heart of Brighton, perfectly located for easy access to the city.

Upon entering this apartment which is situated on the first floor you are greeted with a hall space with ample storage for coats and shoes. To the front of the property, there is a stunning open plan kitchen/living room with high ceilings and a large bay window to the front. Mounted wall and base units are down one side of the room, with built in appliances.

The property further benefits from a well presented bathroom which has a bath and overhead shower and a spacious double bedroom with wardrobe space and a large window to allow the natural light to enter from both sides of the apartment.

This stunning apartment is perfectly located near the Old Steine and Royal Pavilion which is just a short distance way from the beach and equally Brighton mainline station for access direct to London. You are just a short distance away from multiple bus routes for access to other areas of the city.

## Grand Parade Brighton



1

BEDROOM

1

RECEPTION

1

BATHROOM



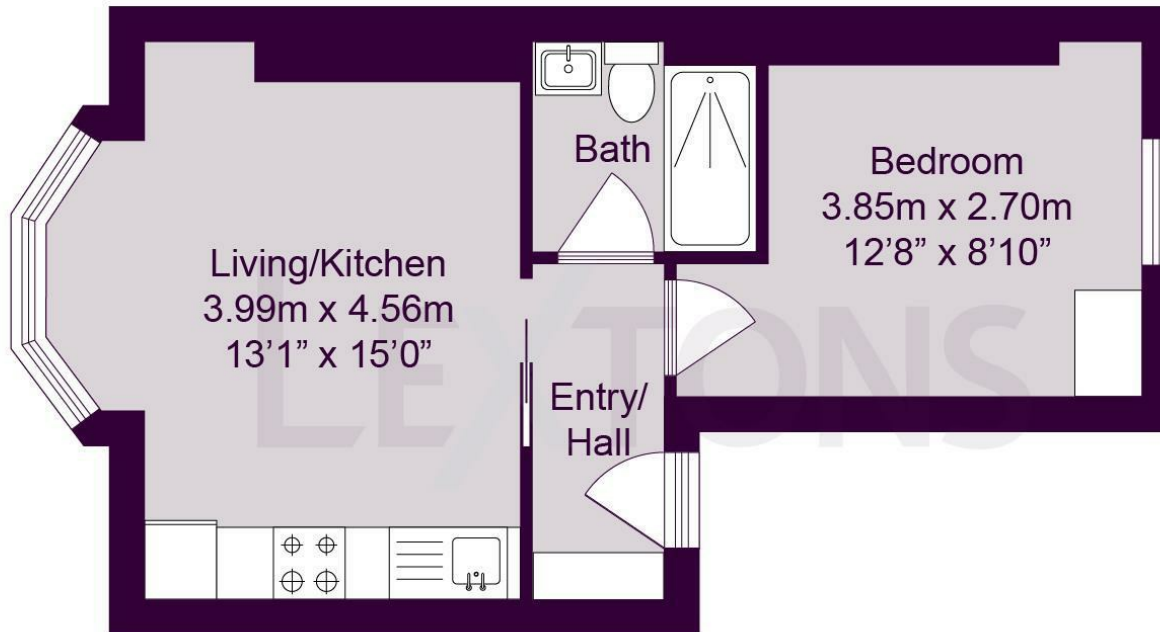








SCAN HERE TO OFFER ON THIS PROPERTY



Approximate gross Internal floor Area 32.23 sq m/ 346.9 sq ft

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



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 73      | 79                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

**LEX**TONS

Call our sales team to arrange  
a viewing appointment:

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