



31c Rose Hill Terrace

Brighton, BN1 4JJ

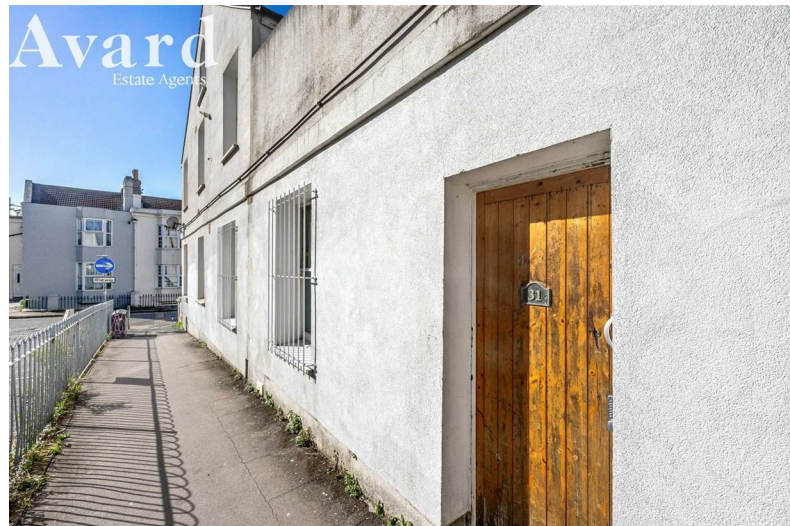
£199,500



31A  
ROSE HILL TERRACE



# 31c Rose Hill Terrace



## Description

Avard Estate Agents is pleased to present this delightful one-bedroom flat located on the tranquil Rose Hill Terrace in Brighton. Nestled in a peaceful street just off London Road, this property offers the perfect blend of comfort and convenience, being within easy walking distance of Brighton station, the renowned Duke of York's Picturehouse, and the vibrant attractions that this lively city has to offer.

The flat boasts a thoughtfully designed open plan layout, featuring large sash windows that fill the space with natural light. The modern kitchen seamlessly integrates with a living area, creating an inviting atmosphere for relaxation and entertaining. The accommodation includes a double bedroom and a well-appointed bathroom, ensuring all your needs are met.

Recent enhancements to the property include a new boiler, complete with a five-year guarantee, and comprehensive damp proofing works, also backed by a guarantee, providing reassurance for future homeowners. The flat's location is ideal, with easy access to the bustling energy of Preston Circus and the eclectic North Laine, where you can explore an array of cafes, bars, gastro pubs, restaurants, and



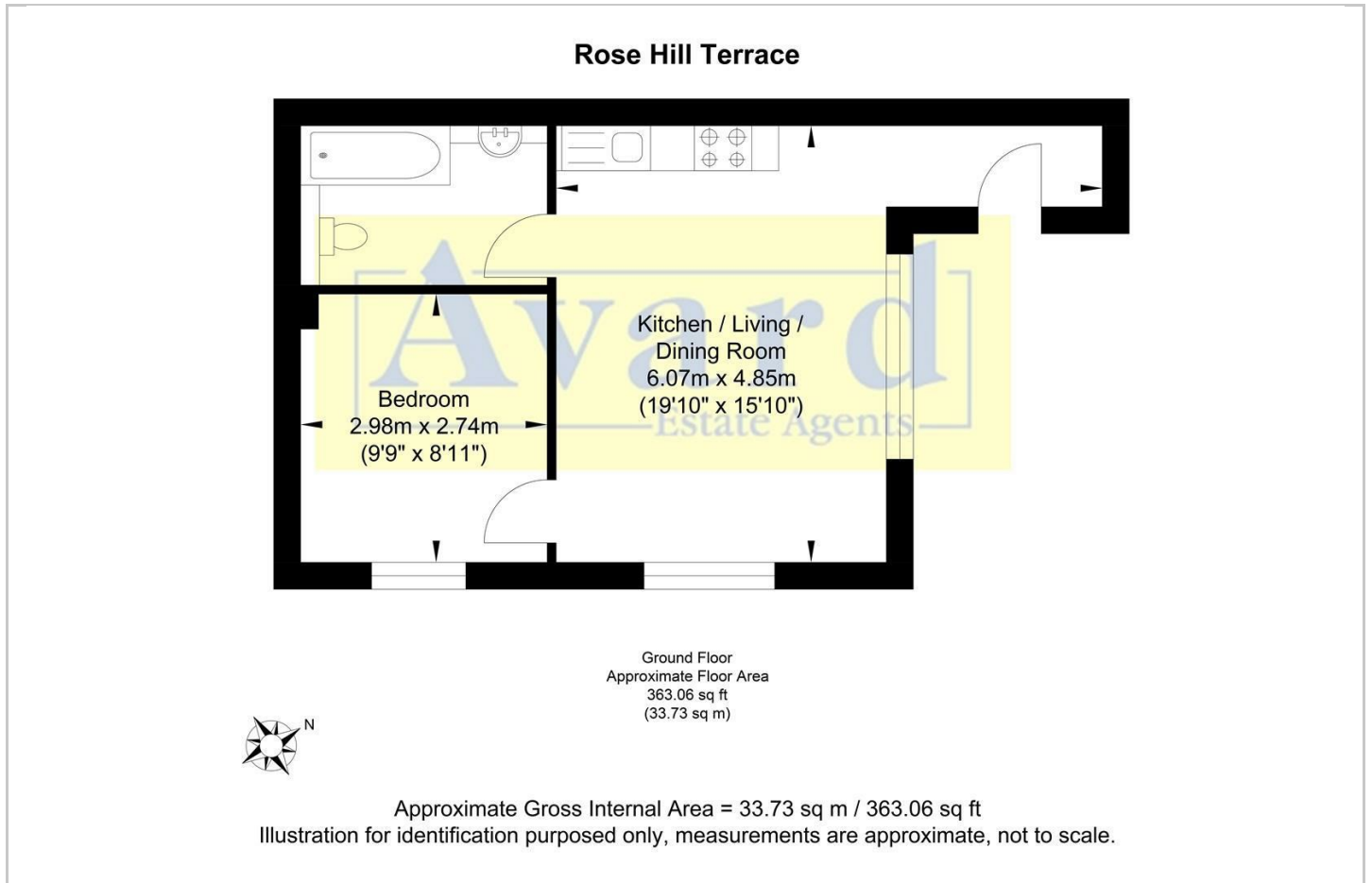
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Estate Agents



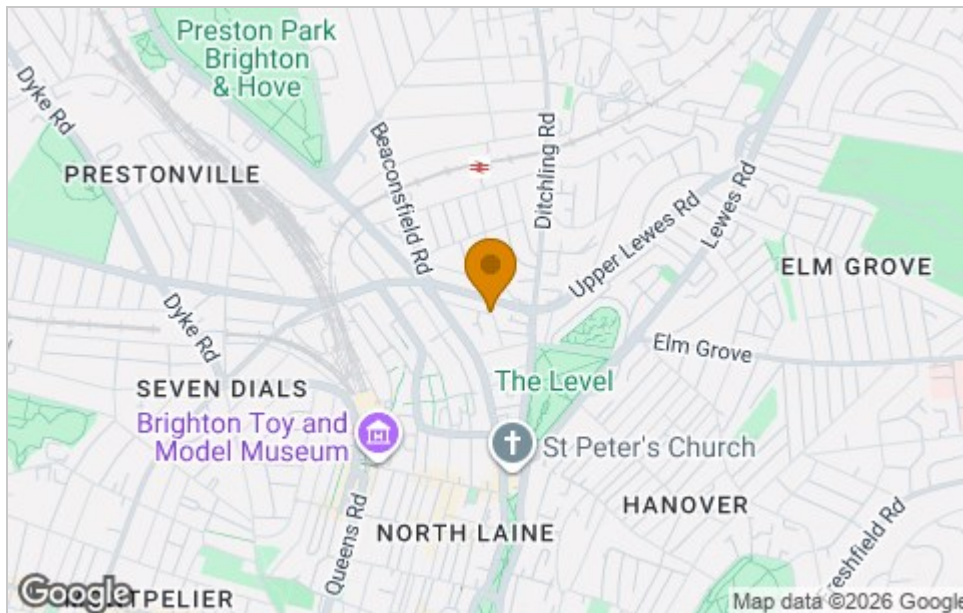
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## Floor Plan



## Area Map



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

