

# 15A New England Road

Brighton, BN1 3TU

**Offers in excess of £250,000**

A newly refreshed two-bedroom lower ground floor apartment, ideally positioned on New England Road, just moments from Brighton Station and the highly sought-after Seven Dials district.

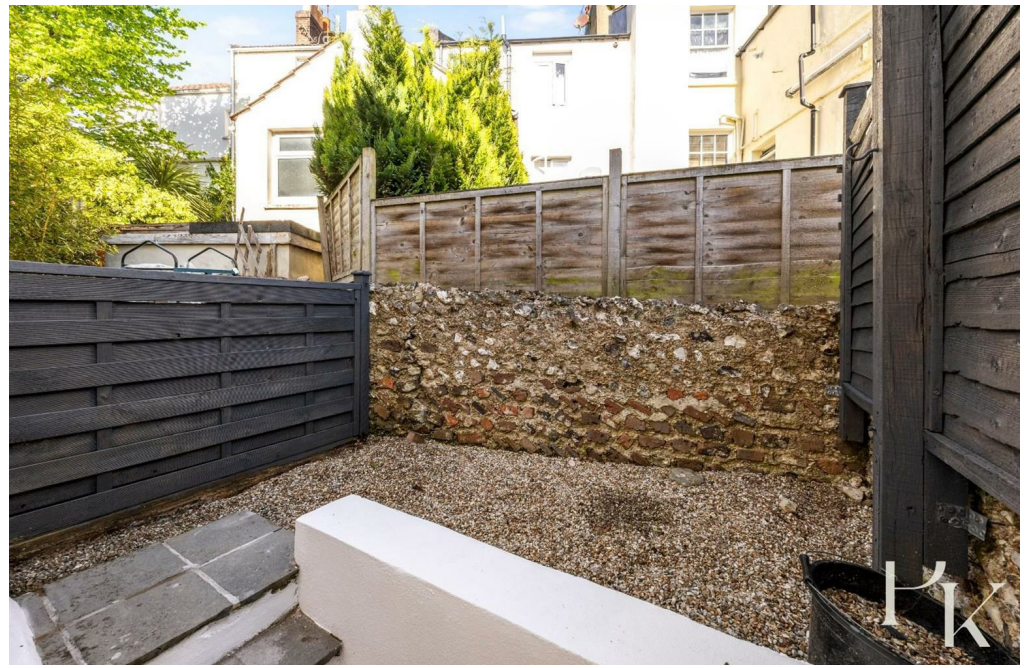
This attractive home benefits from its own private entrance and opens into a well-designed, open-plan living space at the rear, thoughtfully arranged to maximise both natural light and practicality. The contemporary kitchen is seamlessly incorporated, offering sleek fittings and generous worktop space—perfect for everyday living as well as entertaining.

The property provides two well-proportioned bedrooms, alongside a stylish, modern bathroom, creating comfortable and versatile accommodation.

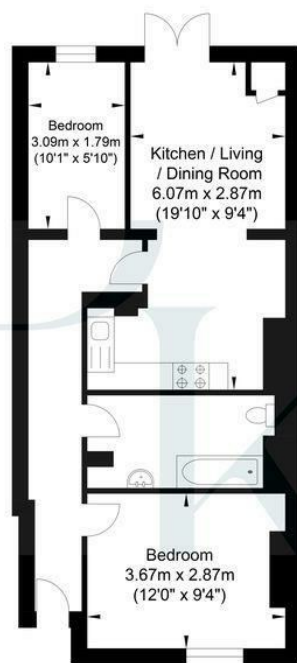
A particular highlight is the private patio garden, offering a private and secluded outdoor space—ideal for relaxing or al fresco dining, and a rare advantage for central Brighton living.

Further benefits include a share of the freehold and the added convenience of being offered with no onward chain, ensuring a smooth and straightforward purchase.

Situated just down the road from the vibrant Seven Dials area, the property enjoys immediate access to an excellent selection of independent shops, cafés, and restaurants, while Brighton Station is within easy reach, making this an ideal choice for commuters and city lovers alike.



## New England Road



Lower Ground Floor  
Approximate Floor Area  
545.73 sq ft  
(50.70 sq m)

Approximate Gross Internal Area = 50.70 sq m / 545.73 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

| 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

Pearson  
Keehan