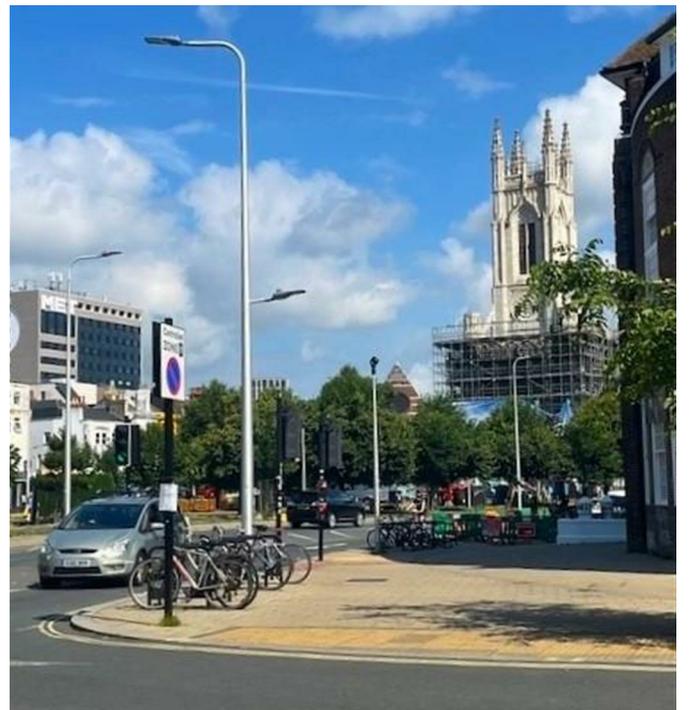




Grand Parade  
Brighton

HEALY  
& NEWSOM

EST. 1990





# Grand Parade, Brighton, BN2 9QB

£175,000

Welcome to this charming property located on Grand Parade in the heart of Brighton. This delightful second floor flat boasts a spacious split-level layout with lots of natural light.

Situated in a fantastic central Brighton location, this property provides easy access to all the amenities and attractions that this vibrant area has to offer. Comprising a spacious bay fronted reception room with kitchen off, a double bedroom and compact shower room, this flat is perfect for those seeking a cosy yet functional living space.

Although in need of updating, this property presents an exciting opportunity for you to unleash its full potential and really make it your own; an ideal first time buy or investment opportunity.

One of the highlights of this property is the pleasant views it offers of the open green spaces and city landscape of the surrounding the area, and its proximity to the hustle and bustle the Brighton city centre has to offer.

Don't miss out on this wonderful opportunity to own a property with no chain, allowing for a smooth and hassle-free purchasing process.

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## Location

Grand Parade is an incredibly central location; a short stroll from Brighton seafront and famous Palace pier, and the vibrant buzz of Kemptown and St James street with lots of places to eat drink and shop. Nearby you'll find the hustle and bustle of London road and Lewes road with an array of shops, bars and restaurants, as well the famous Bohemian North Laine, just across the way. Brighton mainline train station is within easy reach, and a flow regular bus services are just outside affording access to all parts of Brighton, Hove and beyond.

## Additional information

EPC rating: D

Internal measurement: 441 Square feet / 41 Square metres

Tenure: Leasehold - 87 years remaining - Extended upon completion

Maintenance charge: £875.34 per 6 months

Buildings Insurance: £443.50 per 6 months

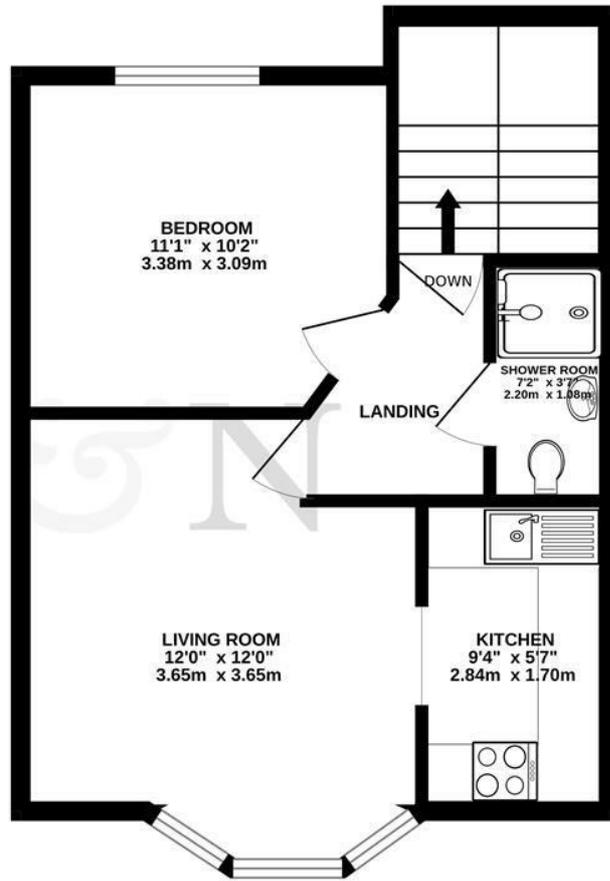
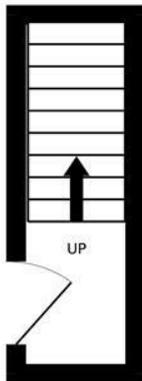
Council tax band: A

Parking zone: C



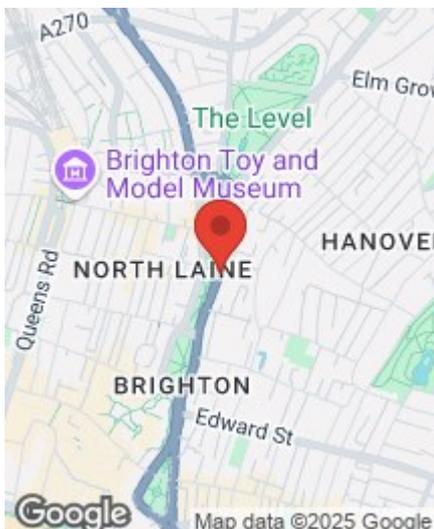
FIRST FLOOR  
38 sq.ft. (3.6 sq.m.) approx.

SECOND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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