

# 20 Albert Road

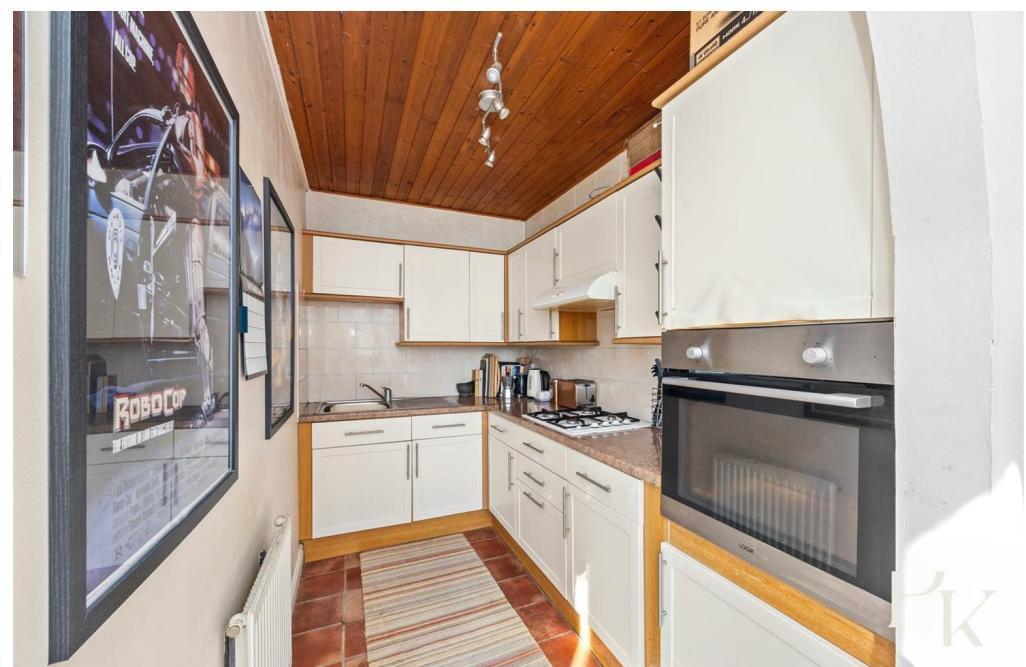
Brighton, BN1 3RN

**Offers over £300,000**

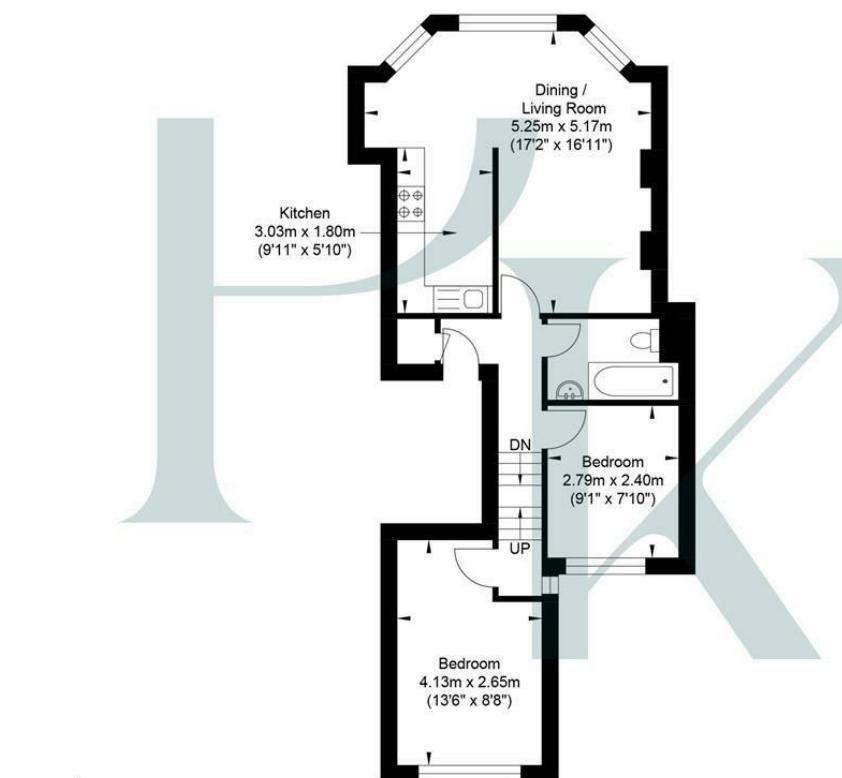
Set on the first floor of a well-maintained period property in Albert Road, this two bedroom apartment offers a lovely blend of character and practicality in a popular Brighton location. The generous living and dining space is full of natural light thanks to a striking bay window and high ceilings, creating a bright and welcoming atmosphere. A separate kitchen sits just off the main living area, well-positioned and neatly arranged for everyday use.

The main bedroom is a spacious double with a peaceful rear aspect, while the second bedroom provides flexibility as a guest room, home office or nursery. The bathroom is modern and well-appointed, and the layout flows comfortably throughout. The building also benefits from a new roof in August 2024.

The location is a real highlight, situated just moments from Seven Dials, one of Brighton's most sought-after neighbourhoods, with its excellent selection of cafés, pubs and local shops. Brighton city centre is within easy walking distance, as is Brighton Station, making this an ideal spot for commuters or anyone wanting quick access to the seafront, North Laine or the wider city.



## Albert Road



First Floor Flat  
Approximate Floor Area  
547.12 sq ft  
(50.83 sq m)

Approximate Gross Internal Area = 50.83 sq m / 547.12 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		82
(81-91) B		
(69-80) C	73	
(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**