

# 5A Bath Street

Brighton, BN1 3TB

**Offers in excess of £300,000**

Located in the vibrant heart of Seven Dials, this charming one-bedroom garden apartment on Bath Street offers the perfect blend of character, convenience, and comfort. Located just a 5-minute walk to Brighton Station, it's ideal for commuters and city lovers alike!

Occupying the lower ground floor of a handsome period terrace, the apartment benefits from its own private entrance and comes with a share of freehold and no onward chain, making it a rare find in such a sought-after location.

Internally, the flat is well presented with a bright and airy feel throughout. The spacious living room is well-proportioned and offers space for both dining and lounging. The separate kitchen features ample storage and modern appliances, and overlooks the delightful private, west facing garden—a rare luxury in this central location.

The double bedroom is generously sized, with built-in storage and shelving, while the bathroom and WC are neatly arranged to the rear. There's also a handy hallway cupboard for additional storage.

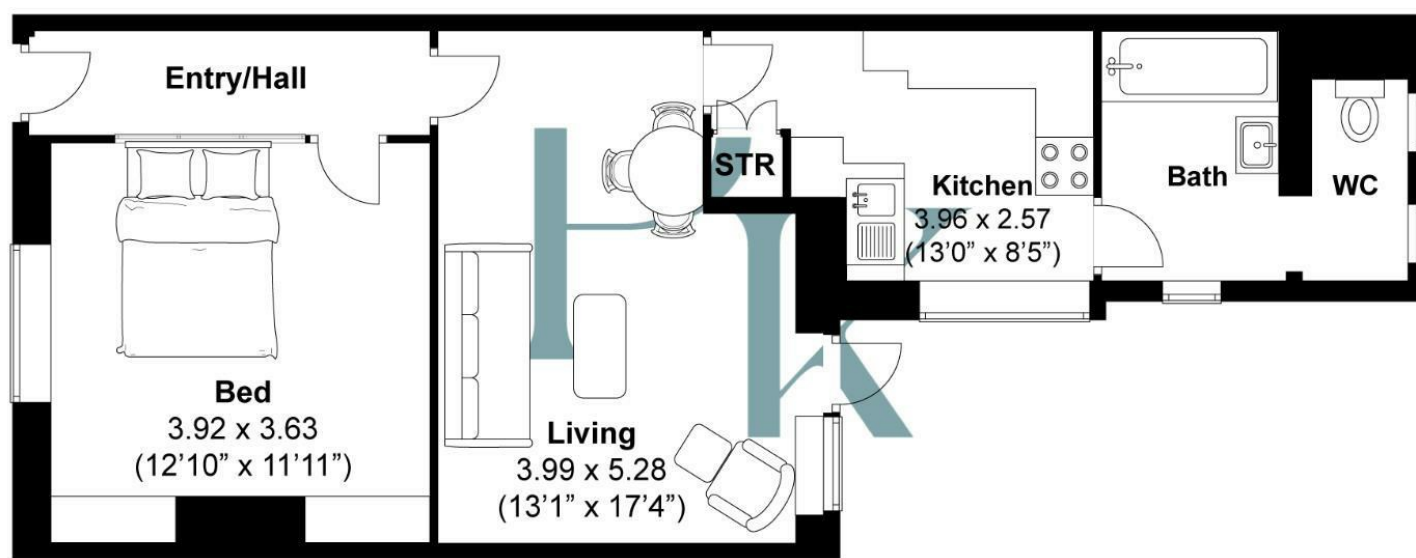
Seven Dials is one of Brighton's most sought-after and vibrant neighbourhoods, known for its leafy streets, charming period architecture, and strong sense of community.

The Dials itself is a hub of independent cafés, artisan bakeries, pubs, and local shops, making it a favourite among young professionals and families alike. With easy access to both the city centre and the beach, as well as nearby parks and schools, Seven Dials perfectly balances city convenience with residential tranquillity.



## Bath Street, Brighton

Approximately 62.9 sqm (678 sqft)



**Disclaimer:**  
The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.

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| 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>                            |           |
| (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 |           |
| 68  | 77        |
| 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) <b>A</b>   |           |
| (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| EU Directive 2002/91/EC   |           |

# Pearson Keehan