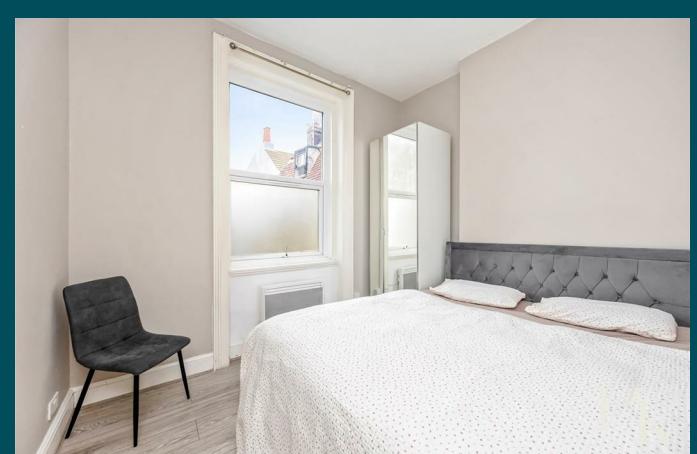
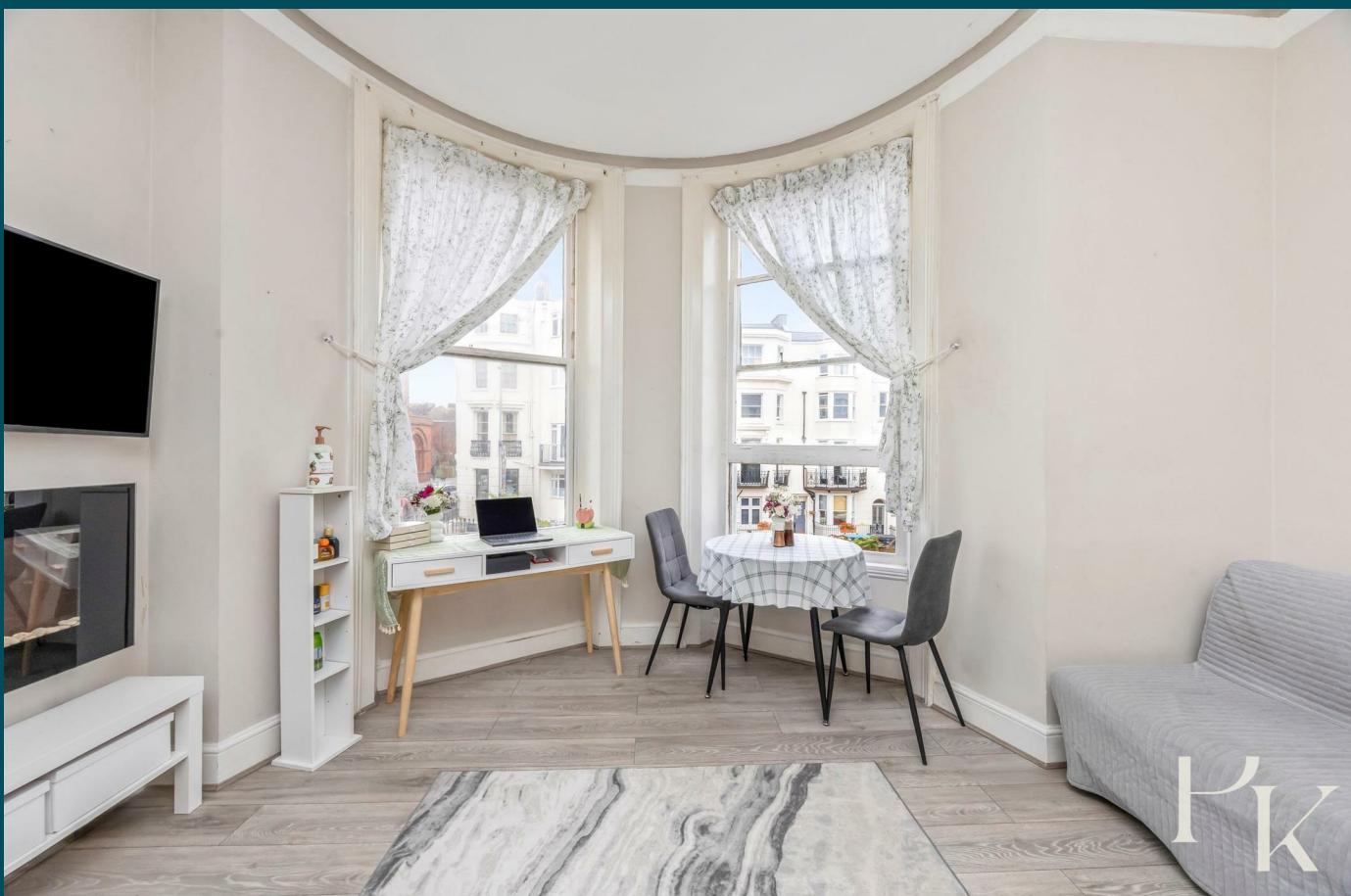




9 Lower Rock Gardens
Brighton, BN2 1PG



9 Lower Rock Gardens

Brighton, BN2 1PG

Offers over £220,000

Positioned in the heart of vibrant Kemp Town, just moments from Brighton's iconic seafront, this charming one-bedroom first-floor apartment offers bright, well-presented accommodation with delightful sea views from its elegant bay window.

Set within a handsome period building on Lower Rock Gardens, the apartment enjoys a prime position, perfectly placed for the independent cafés, bars and shops of Kemp Town Village, as well as being just a short stroll from the beach and Brighton Pier.

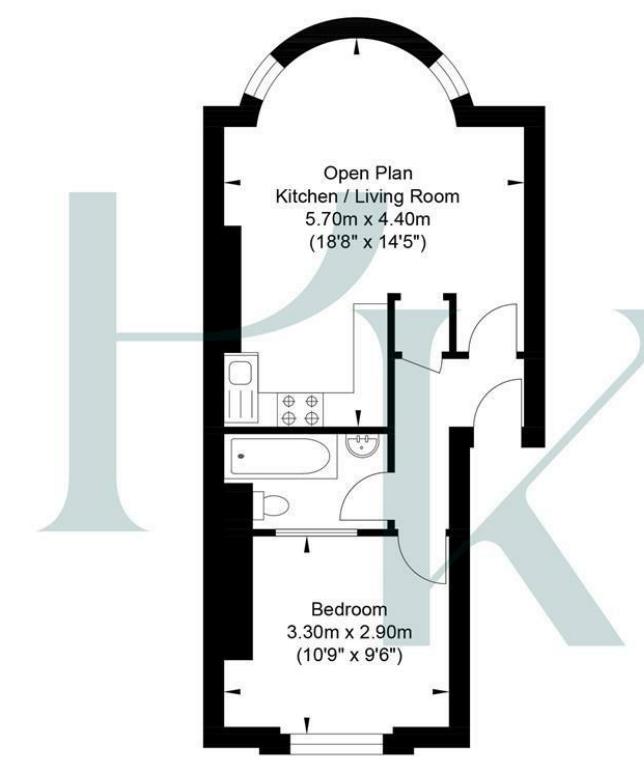
The spacious open-plan living room and kitchen is beautifully light, featuring high ceilings, a large curved bay window, and views down towards the sea. The fitted kitchen offers a practical layout with modern units, integrated oven and hob, and ample worktop space for cooking.

The double bedroom is quietly positioned to the rear of the property with neutral décor and space for freestanding furniture. Completing the accommodation is a modern white bathroom suite.

Ideal as a first home, investment, or coastal pied-à-terre, this apartment combines classic Brighton architecture with a sought-after seafront lifestyle.



Lower Rock Gardens



First Floor
Approximate Floor Area
397.72 sq ft
(36.95 sq m)

Approximate Gross Internal Area = 36.95 sq m / 397.72 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

Pearson
Keehan