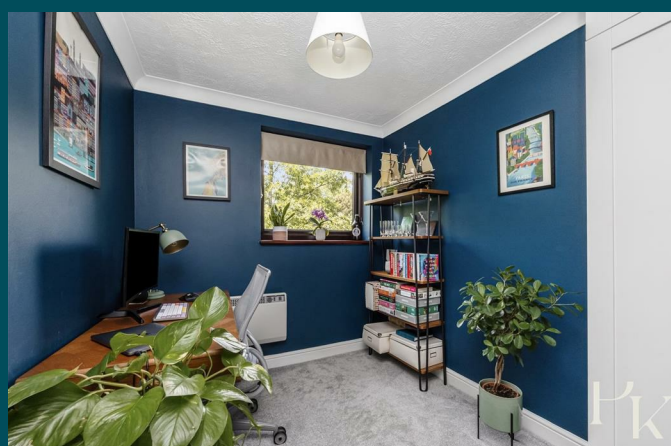




St. Nicholas Lodge Church Street
Brighton, BN1 3LJ



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Brighton, BN1 3LJ

Guide price £325,000 - £350,000

PRIVATE ALLOCATED PARKING & COMMUNAL ROOF TERRACE!

****GUIDE PRICE £325,000 - £350,000****

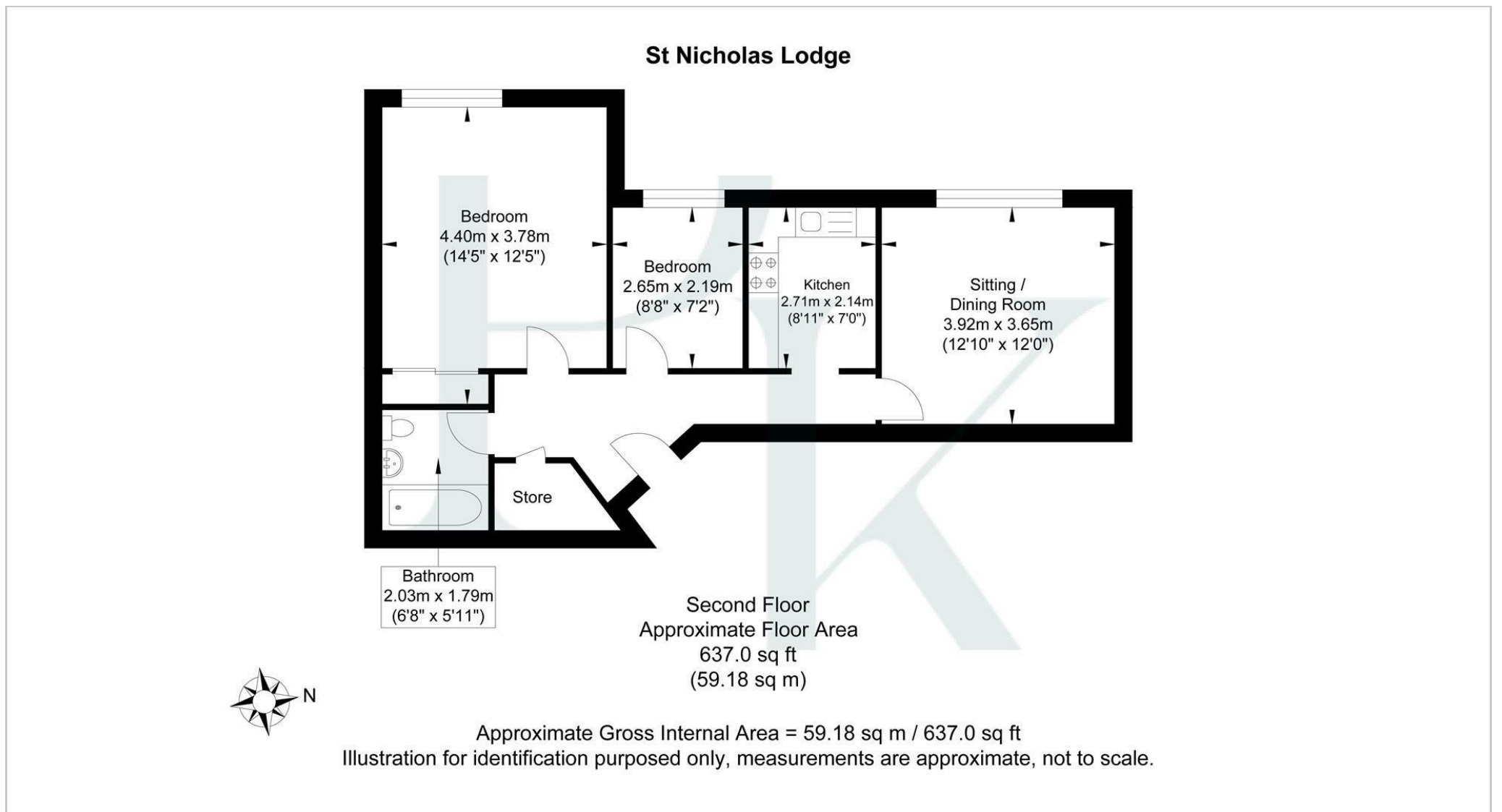
Enjoying an enviable position in the heart of Brighton, this well-presented two-bedroom apartment combines generous accommodation with outstanding convenience, just moments from the city's renowned shops, restaurants, cafés and transport links.

Situated on the second floor of the popular St Nicholas Lodge development, the apartment offers over 630 sq ft of well-arranged living space. A bright and spacious sitting/dining room enjoys a pleasant outlook over the neighbouring gardens, whilst the separate fitted kitchen is both practical and well-appointed. There are two bedrooms, including a generous principal bedroom, together with a modern bathroom and useful built-in storage.

One of the development's standout features is the impressive communal roof terrace, offering far-reaching views across Brighton and towards the sea – an ideal spot to relax, socialise or enjoy the sunshine above the city skyline.

Further benefits include lift access, an allocated secure underground parking space and a highly central location, with Brighton Station, regular bus services and the seafront all within easy reach.

Offering the perfect balance of city living and everyday practicality, this is an excellent opportunity for owner-occupiers, investors and those seeking a well-connected Brighton home.



Energy Efficiency Rating	
Current	Potential
83	84

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Pearson
Keehan