



hamlyn  
smith.

Rochester Street, Brighton, BN2 0EJ

£200,000 - £220,000



1 Bedroom



1 Reception



1 Bathroom

£200,000 - £220,000

Ideal First Home or Investment  
Opportunity – Stylish One-  
Bedroom Apartment Near  
Queen's Park and the Sea

- 1 Bedroom Apartment
- Potential Development Opportunity  
- Loft conversion to create a 2 bed  
flat
- Popular Residential Location
- Council Tax Band A





# hamlyn smith.



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Tucked away on a quiet street in the highly sought-after "Baker's Bottom" area, this bright and freshly decorated one-bedroom apartment offers the perfect blend of period charm, modern comfort, and a fantastic location. Positioned on the first floor of a charming Victorian house—just behind Brighton College and within walking distance of Queen's Park, the sea, The Lanes, Royal Sussex County Hospital, and the vibrant Kemp Town Village—this home is ready to move straight into.

Occupying a peaceful corner position at the end of two characterful, colourfully painted terraces (one a cul-de-sac), the property enjoys a surprisingly tranquil setting for such a central location. As an end-of-terrace home, it benefits from extra space and its own private entrance tucked discreetly along the side.

Step inside to a bright entrance hall, illuminated by a large landing window. There's space for a coat rack, and the hallway's high ceilings and fresh neutral décor create a welcoming first impression. A quality carpet runs throughout the stairs and living areas, enhancing the overall sense of comfort and style.

The generous landing area has been cleverly transformed into a practical workspace and utility area, complete with plumbing for a washing machine, fitted storage, and access to a loft space—offering exciting potential for future development.

The open-plan living area, bathed in natural light from its south-facing window. The contemporary kitchen is positioned along the far wall.

To the front of the property, the generously sized double bedroom enjoys views over the charming street below. Wide alcoves offer ideal spaces for wardrobes or storage solutions. Adjacent is a bright bathroom, complete with a shower-over-bath, frosted windows for privacy.

## Further Potential

A share of the freehold is available to purchase for £7,500. The freehold includes permission to extend into the loft space, with a full-width rear dormer loft conversion permitted under current "Permitted Development" rights—potentially doubling the property's usable floor area (subject to building regulations).

Known locally as "Baker's Bottom," the peaceful cul-de-sacs of Hendon Street, Bute Street, and Rochester Street are renowned for their strong community spirit and vibrant charm. The property backs onto Craven Wood, a serene green space with footpaths leading directly onto the South Downs—perfect for walking, cycling, or simply unwinding in nature.

**Ground Floor**  
Floor area 4.9 sq.m. (53 sq.ft.)

**First Floor**  
Floor area 36.0 sq.m. (388 sq.ft.)

**Total floor area: 40.9 sq.m. (440 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co](http://www.Propertybox.co)

