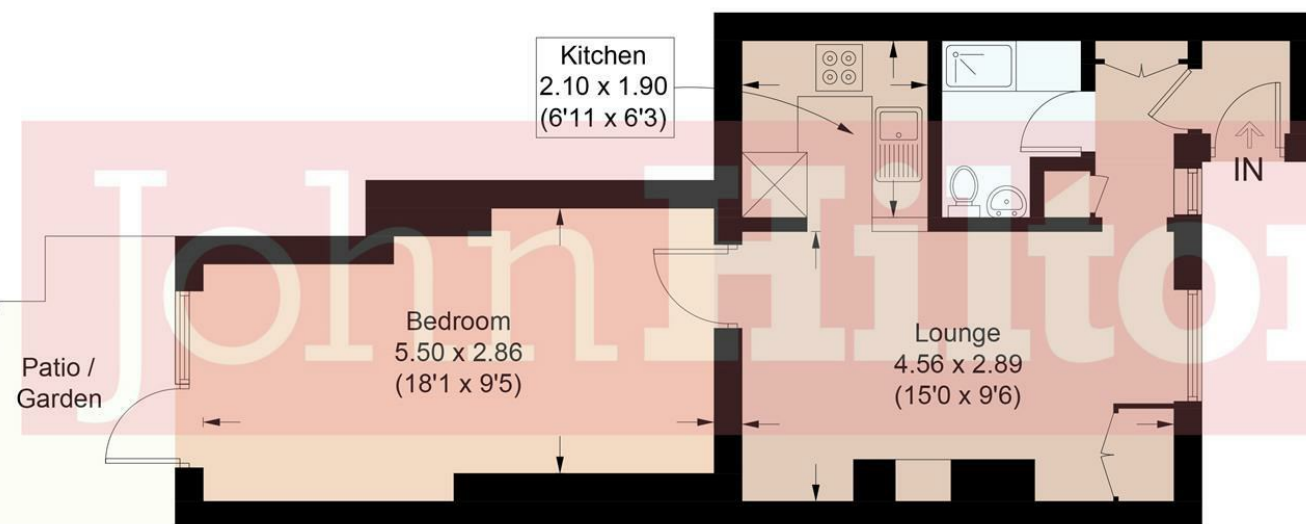


## Lower Rock Gardens, Brighton, BN2 1PG

Approximate Gross Internal Area = 41.6 sq m / 448 sq ft



**Lower Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024



**Total Area Approx 448.00 sq ft**

**Flat A, 24 Lower Rock Gardens, Brighton, BN2 1PG**

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

**£240,000**  
**Leasehold - Share of Freehold**





## Flat A, 24 Lower Rock Gardens, Brighton, BN2 1PG

A charming one bedroom apartment with patio garden situated just off the seafront in the heart of the vibrant community of Kemp Town. Set back from the road and with its own separate street entrance, offering well-presented and generously sized accommodation. Finished in neutral tones with underfloor heating to the lounge and shower room to warm your feet, which runs alongside the gas central heating. Fitted kitchen with pale grey handleless units and built-in appliances, modern shower room with period-style chequered tiled floor and spacious extended bedroom. Would make a perfect first time buy, second home, weekend bolt-hole by the sea or investment opportunity, currently being used for Airbnb. Numerous cafes, independent shops and restaurants are on the doorstep, Soho House Beach Club is within 200 metres and it's just a short stroll to town and Brighton Station. Being sold with Share of Freehold and no onward chain.



### Approach

Separate street entrance with sensor lighting.

### Vestibule

Door into:

### Entrance Hall

Electric underfloor heating, window, built-in cupboard housing combi boiler.

### Lounge

4.56m x 2.89m (14'11" x 9'5")

Window to front, electric underfloor heating plus radiator, built-in cupboard, recessed fitted shelving. Archway to:

### Kitchen

2.10m x 1.90m (6'10" x 6'2")

Modern fitted kitchen with pale grey handleless units at eye and base level, square edge worktops and metro tiled splashbacks. Inset stainless steel sink with mixer tap and drainer, fitted oven, induction hob with retractable extractor hood over, integrated fridge freezer, space for washing machine, tiled floor.

### Bedroom

5.50m x 2.86m (18'0" x 9'4")

Floor to ceiling windows to rear and glazed door to rear patio garden, radiator and coved ceiling.

### Shower Room

Fully tiled walls and period-style chequered tile floor with electric underfloor heating. Shower enclosure with glass screen, mains shower and hand-held shower attachment on riser, low-level WC, wash basin with mixer tap and cupboard under, heated towel rail.

### Rear Garden

Enclosed block-paved courtyard garden.



- Charming One Bedroom Apartment
- Courtyard Patio Garden
- Well-Presented Interior
- Underfloor Heating & Gas Central Heating
- Good Sized Accommodation
- Close to the Sea
- Situated in the Heart of Vibrant Kemp Town
- Numerous Cafes, Bars & Restaurants on your Doorstep
- Potential for Airbnb
- Share of Freehold & NO ONWARD CHAIN

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	70	76

Council Tax Band: **A**