



Upper Rock Gardens

Brighton, BN2 1QF

**Guide price £200,000**

**SHARE OF FREEHOLD**



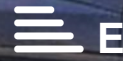
1



1



1



E



## Description

Guide Price £200,000 to £220,000

Situated in the picturesque area of Upper Rock Gardens, Brighton, this delightful one-bedroom raised ground floor flat is a splendid example of modern coastal living. Recently refurbished, the property exudes a fresh and contemporary atmosphere, making it an ideal sanctuary for those who appreciate both style and comfort by the sea. With a share of freehold, this flat not only provides a lovely home but also a sense of ownership within this vibrant community.

As part of Kemp Town Village, residents enjoy a bustling atmosphere with local amenities and charming eateries right at their doorstep. For those moments when you seek tranquillity, the beach is just a short stroll away, offering a peaceful retreat whenever desired. Upon entering the flat, you are welcomed by a spacious reception room, perfect for relaxation or entertaining guests. The luxurious bathroom, fitted with high-quality fixtures, adds a touch of elegance to your daily routine.

The location is particularly enticing, as it is merely a short walk from the stunning Brighton beach. This proximity allows you to fully embrace the lively seaside lifestyle that Brighton is renowned for. Whether you are a first-time buyer, a couple seeking a romantic retreat, or an astute investor looking for a rental opportunity, this property represents an excellent chance to own a slice of Brighton's coastal charm.

Do not miss the opportunity to make this delightful flat your new home, where comfort meets convenience in one of the UK's most sought-after seaside destinations.



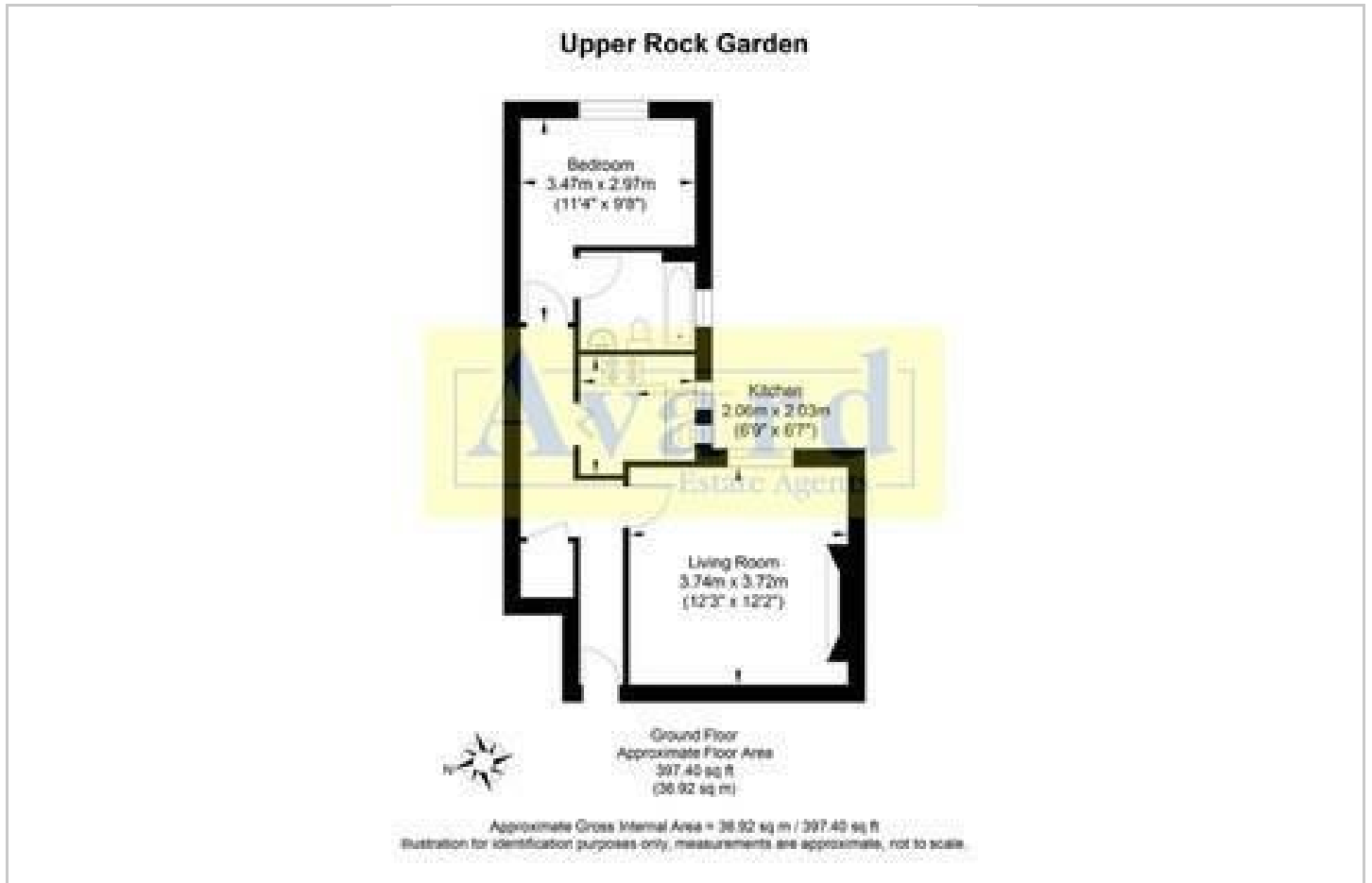
**Avard**  
Estate Agents



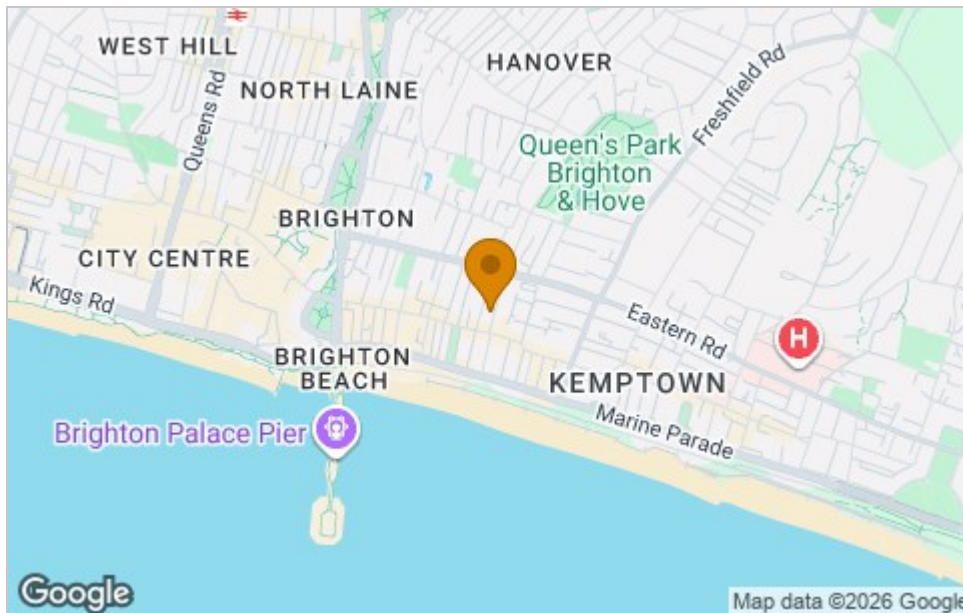
**Avard**  
Estate Agents



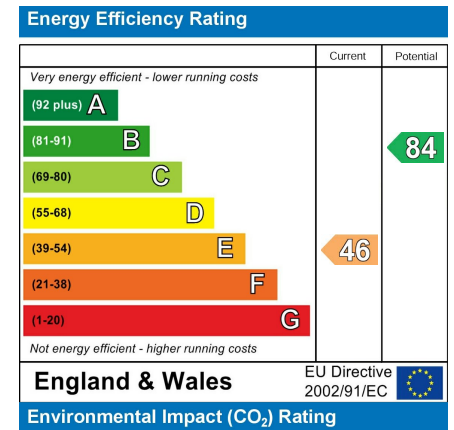
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.