



43a Brading Road

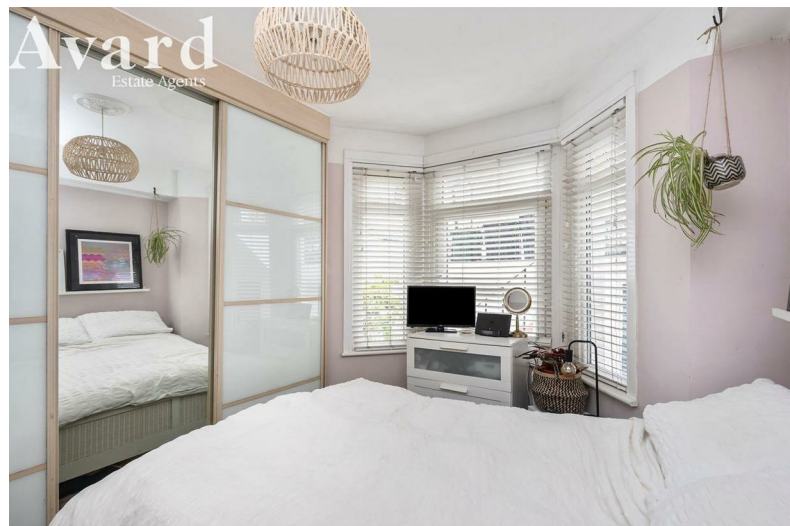
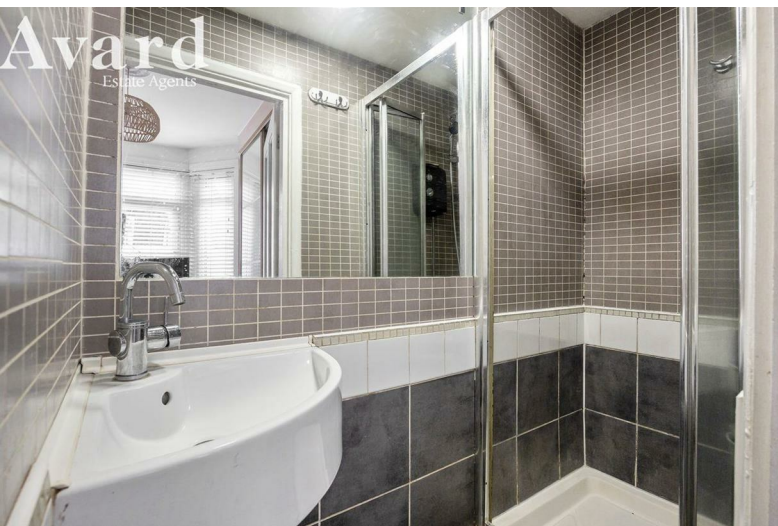
, Brighton, BN2 3PE

£240,000





# 43a Brading Road



## Description

Nestled on the charming Brading Road in Brighton's sought-after Elm Grove district, this delightful one-bedroom garden flat presents an exceptional opportunity for first-time buyers or investors. The property beautifully marries period charm with modern living, making it a truly inviting home.

As you step inside, you are greeted by a welcoming hallway that leads to a spacious double bedroom. The room is adorned with a large bay window, allowing an abundance of natural light to flood in, creating a warm and airy atmosphere.

At the heart of the flat lies an open-plan living, dining, and kitchen area that overlooks the rear aspect. This versatile space is perfect for both relaxation and entertaining, providing a seamless flow for social gatherings or quiet evenings in.

One of the standout features of this property is its sizeable garden, which offers a private outdoor retreat. Whether you wish to unwind with a book, cultivate a garden, or host friends for a summer barbecue, this

- New Lease To Be Granted On Completion
- 1 Bedroom
- Nicely Presented
- Garden Flat
- Perfect First Time Purchase
- Own Street Entrance

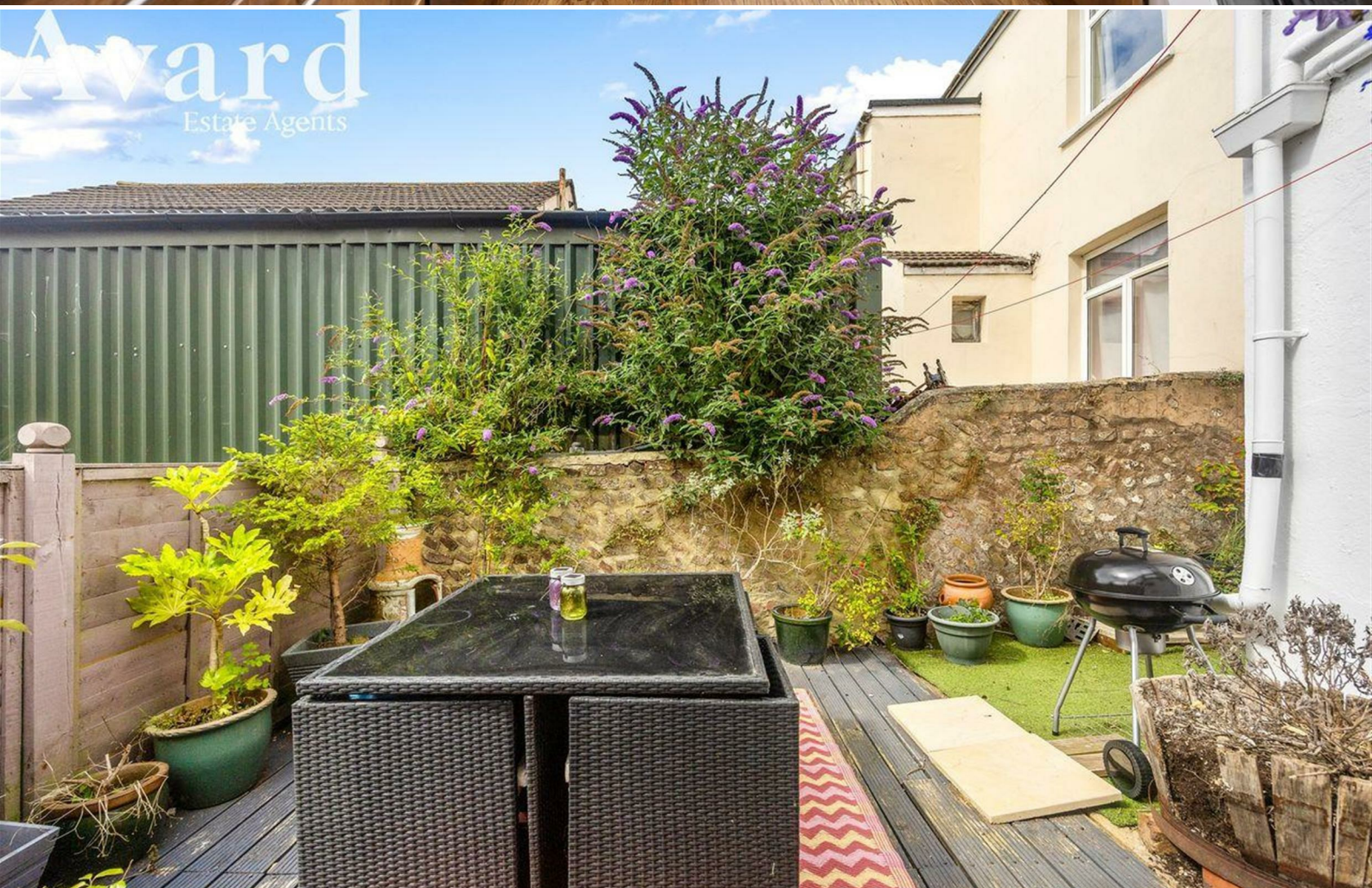




**Award**  
Estate Agents

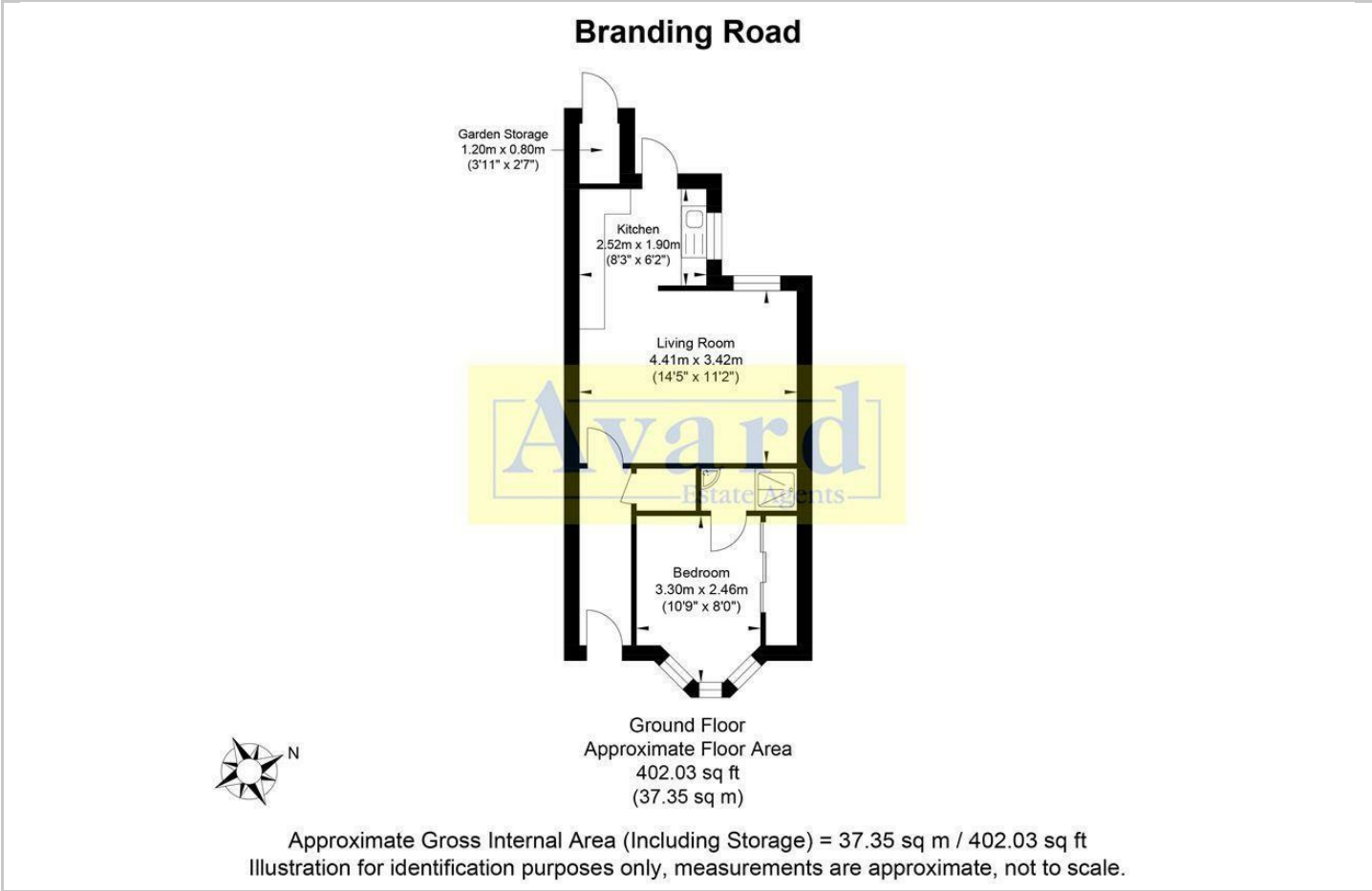


**Award**  
Estate Agents

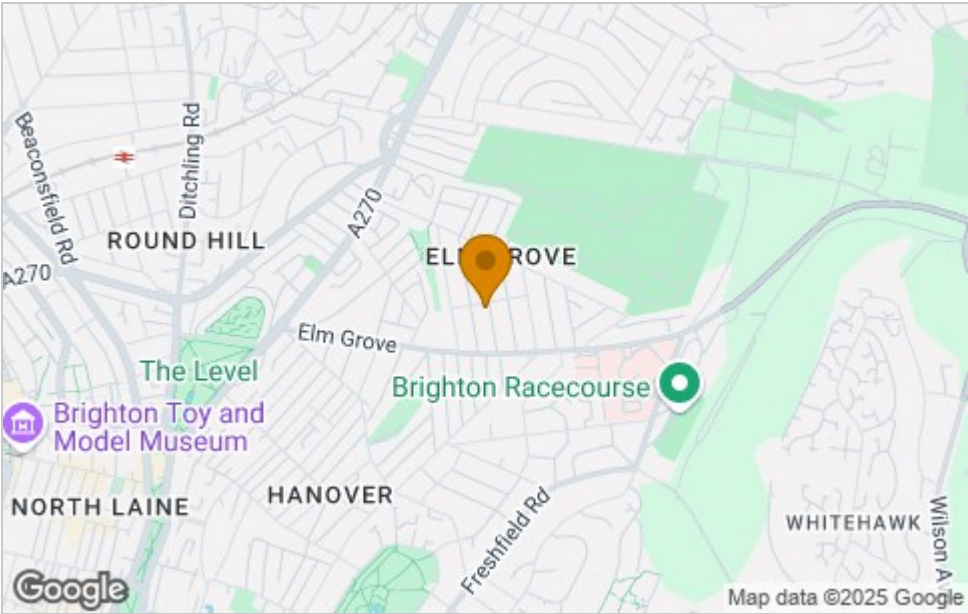




Floor Plan



Area Map



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.

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Energy Efficiency Graph

