



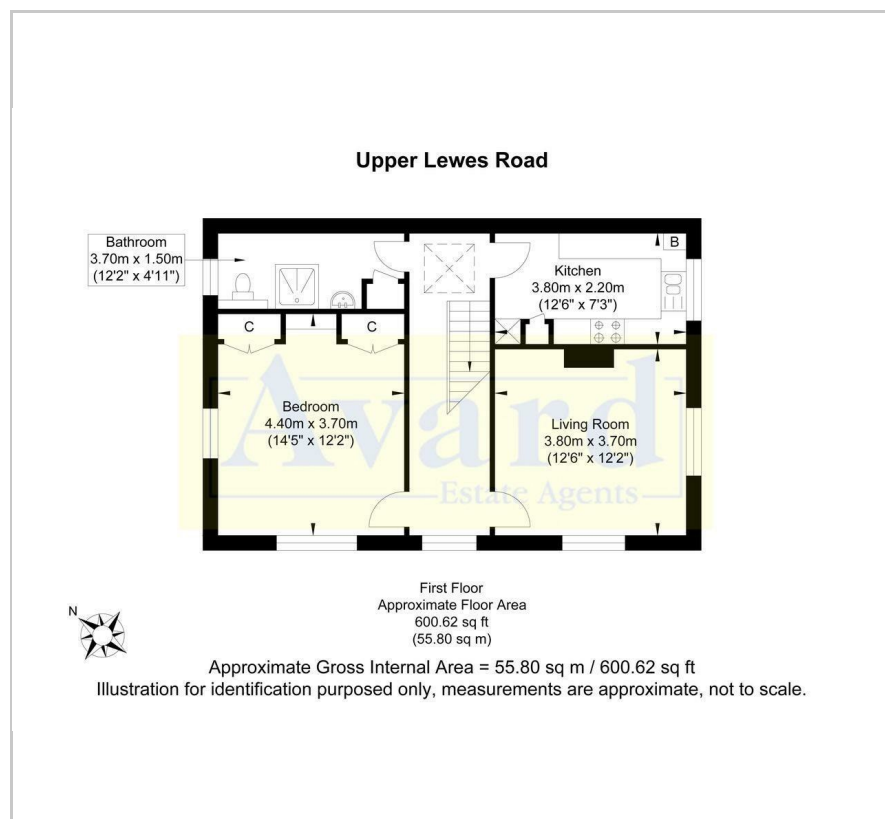
27 Upper Lewes Road

Brighton, BN2 3FH

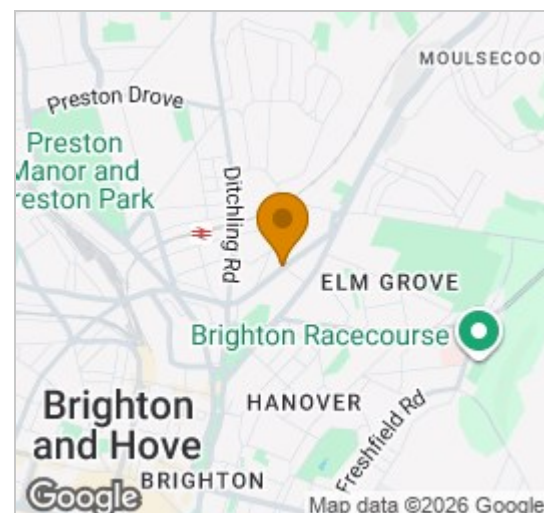
£1,400 Per month



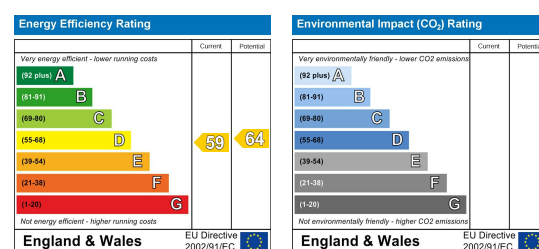
Floor Plan



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.

- Private Garden With Bike ■ Own Street Entrance Shed
- Dual Aspect Living Room ■ J Zone Parking Permit And Bedroom
- Close To Shops And ■ Available 1st November Transport Links.

Occupying the first floor and benefiting from its own private street entrance, this beautifully presented flat offers bright, spacious accommodation in one of Brighton's most sought-after locations. Enjoying a dual-aspect layout, the property is flooded with natural light throughout, creating a warm and welcoming atmosphere.

The accommodation comprises a generous living room, a well-appointed kitchen/breakfast room with space for a dining table and chairs, a spacious double bedroom, and a modern shower room. A good-sized landing further enhances the sense of space within the home.

A particular highlight of the property is the private front garden, offering a sunny and leafy outdoor retreat rarely found with a flat of this type. Complete with a bike shed, it provides the perfect space for relaxing, entertaining, or enjoying a touch of greenery in the heart of the city.

Situated in the vibrant Upper Lewes Road area, the property is ideally positioned close to a wide range of independent shops, cafés, and local amenities. The popular Roundhill Conservation Area is just a short walk away, along with renowned gastro pubs including The Roundhill, The Signallman, The Open House, and The Martha Gunn. Despite its convenient proximity to Brighton city centre, the flat enjoys a peaceful residential setting.



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.

Avard Estate Agents 143 Ditchling Road, BN1 6JA
Tel: 01273696000 Email: info@avards.co.uk <http://www.avard.co.uk>