

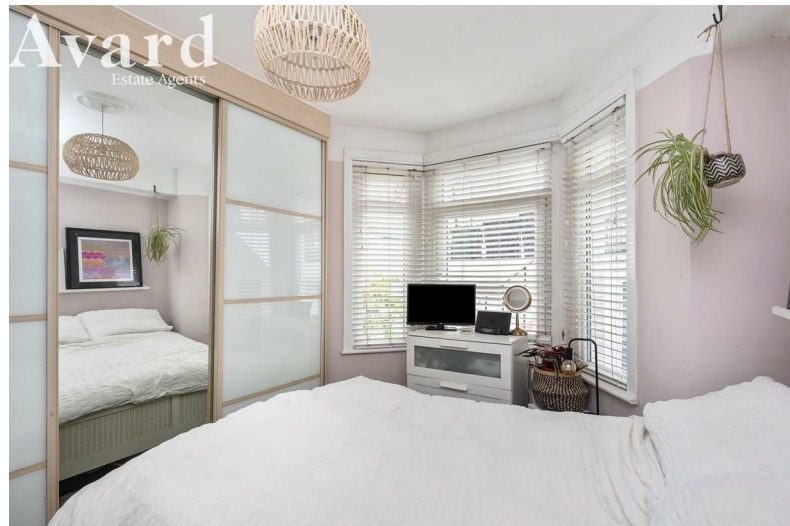
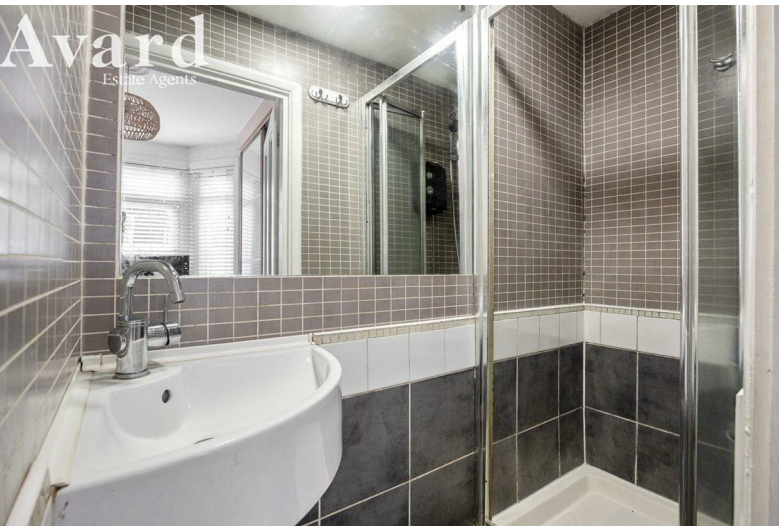


43a Brading Road

, Brighton, BN2 3PE

Offers over £230,000





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 outdoor space is sure to enhance your living experience.

The location is equally impressive, with easy access to nearby green spaces such as The Level, Queens Park, and Whitehawk Hill Nature Reserve, perfect for leisurely strolls or picnics. The vibrant community atmosphere is complemented by a variety of coffee shops, restaurants, and artisan shops along Elm Grove and Lewes Road, ensuring you have everything you need right at your doorstep.

With regular bus services available in Elm Grove, commuting to the city centre and beyond is a breeze. Additionally, Brighton mainline train station, located approximately one mile away, offers convenient links to Gatwick Airport and London.

This charming flat is a rare find in a desirable location, making it an ideal choice for those looking to embrace the best of city living in Brighton.



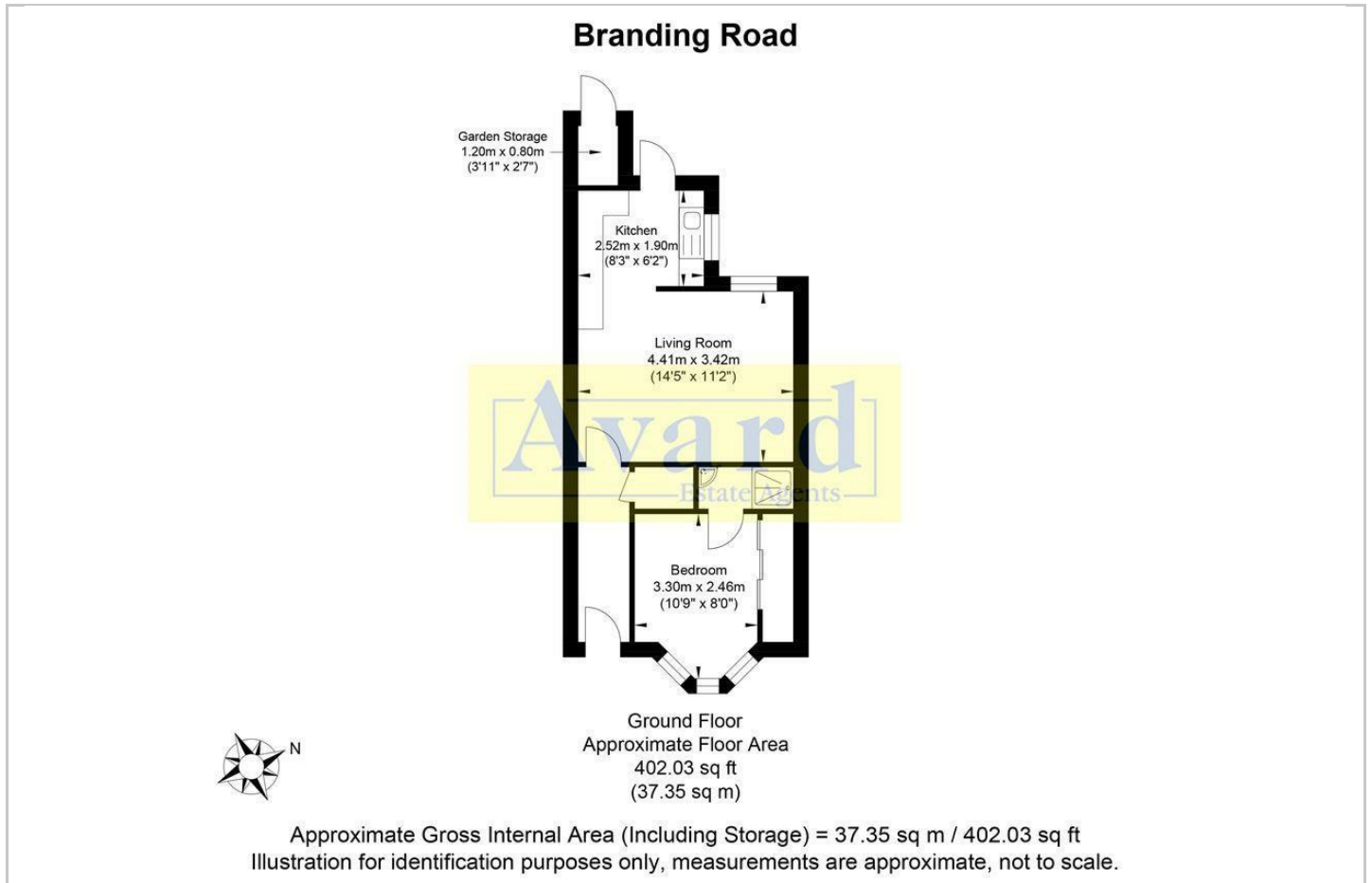
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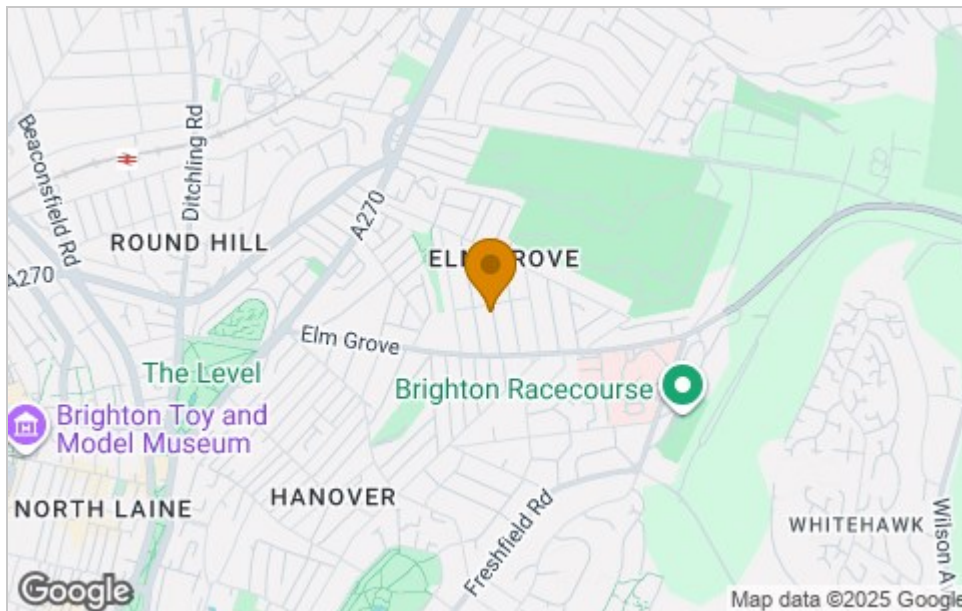
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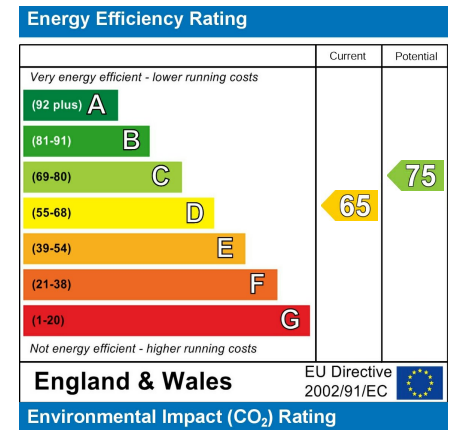
Floor Plan



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.

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