

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

Background User  
T: 01273 915400  
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## Upper Rock Gardens , Brighton, BN2 1QF

**Asking Price £285,000**

Nestled in the charming area of Upper Rock Gardens, Brighton, this delightful house offers a perfect blend of modern living and historical charm. Built in 1890, the property spans an impressive 532 square feet, providing ample space for comfortable living.

Upon entering, you are welcomed into a hallway leading to a modern kitchen which is thoughtfully designed, making it a joy to prepare meals. The well-appointed reception room serves as the heart of the home, ideal for both relaxation and entertaining. The property features two spacious bedrooms, perfect for restful nights (one with a useful walk in wardrobe), and a luxury shower room that adds a touch of elegance to your daily routine.

One of the standout features of this property is the convenience of having your own parking space, a rare find in such a vibrant area. Located right in the heart of Kemp Town, you will find yourself just a short stroll away from the beautiful beach, allowing you to enjoy the seaside lifestyle that Brighton is renowned for.

This property is perfect for those seeking a blend of comfort, style, and location. Whether you are looking to make it your home or a holiday retreat, this property offers a unique opportunity to experience the best of Brighton living. Don't miss the chance to make this charming flat your own.

Lease: 107 years

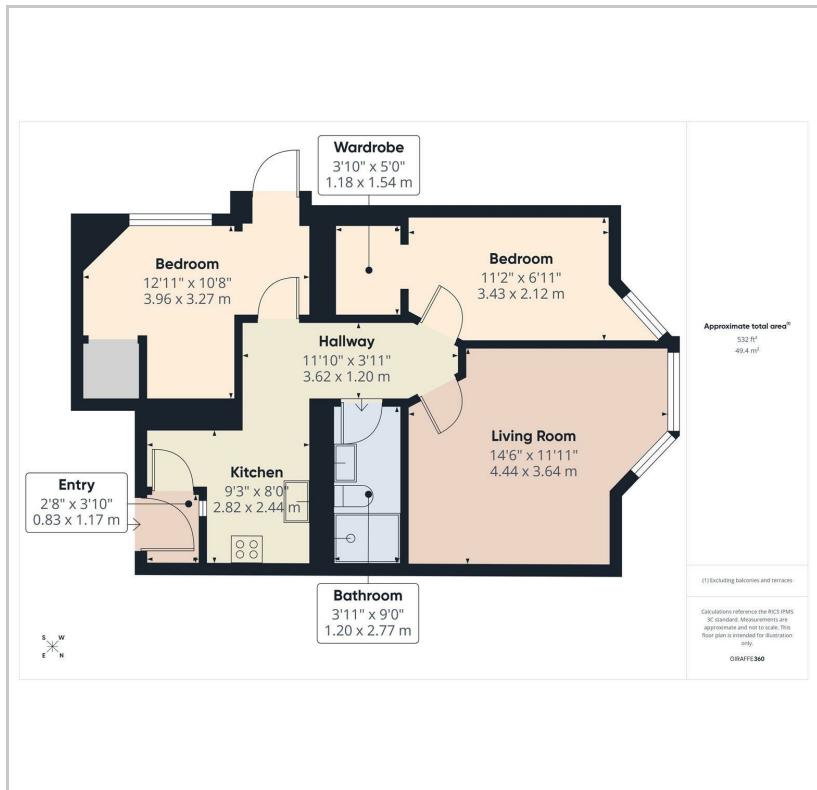
Service charge: £1,799

Permit parking zone: C

- TWO BEDROOM LOWER GROUND FLOOR FLAT
- RECEPTION ROOM
- MODERN KITCHEN
- LUXURY SHOWER ROOM
- WALK IN WARDROBE
- OFF STREET PARKING SPACE
- RIGHT IN THE HEART OF KEMP TOWN
- CLOSE TO THE BEACH



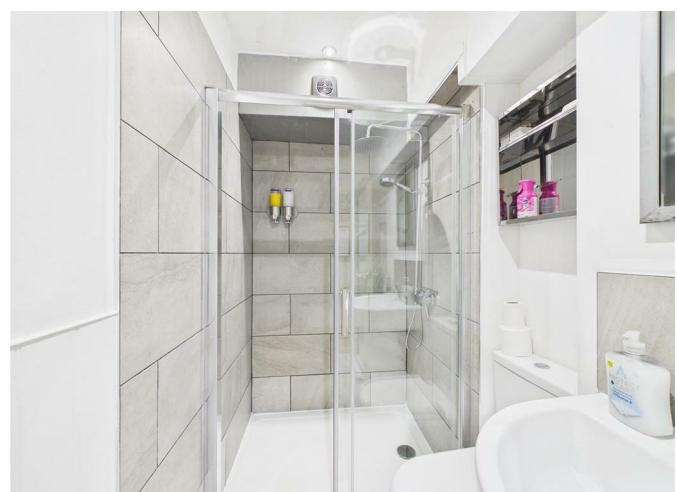
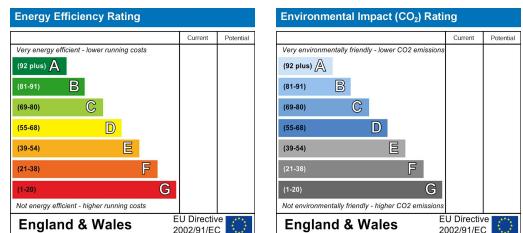
## Floor Plan



## Area Map



## Energy Efficiency Graph



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