

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

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## Lower Rock Gardens

, Brighton, BN2 1PG

**Offers Over £250,000**

A Bright and Spacious first floor one bedroom conversion flat, set within this elegant period property, which is within THE EAST CLIFF CONSERVATION AREA. The property is centrally located in the FASHIONABLE KEMP TOWN with its excellent shopping, cafes, bars, and restaurants. THE WONDERFUL KEMP TOWN SEAFRONT IS CLOSE BY AT THE END OF LOWER ROCK GARDENS. With Brighton palace pier just around the corner as are the theatres and famous Lanes. The lush green spaces of Queens Park are also within easy reach and there are regular buses to the mainline station with its excellent links to Gatwick and London.

The property comprises: communal entrance hall, hall, open plan kitchen/reception room which is beautifully light thanks to the west facing floor to ceiling windows which also provide access to the small balcony and sea views. bedroom and shower room.

This is an ideal buy for first time buyers and investors alike, who want a lovely property close to the beach.

Share of Freehold

Lease: 962

Service Charge: £1,160

Council Tax: Band A

EPC: D

- One Bedroom Flat
- Open Plan Kitchen Reception Room
- Modern Shower Room
- Ornamental Balcony
- Partial Sea View
- Close to the Beach
- Right in the Heart of Kemp Town
- Share of Freehold



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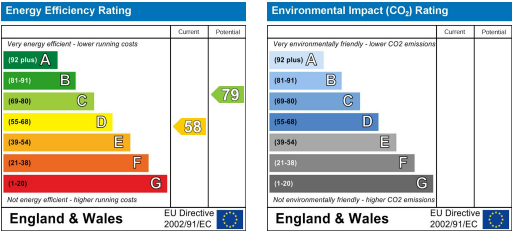
Floor Plan



Area Map



Energy Efficiency Graph



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