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East Sussex  
BN2 1QG

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## Abbey Road

, Brighton, BN2 1HS

### Asking Price £235,000

Nestled in the vibrant Kemp Town Village, this bright and spacious one-bedroom first-floor conversion flat on Abbey Road offers an ideal opportunity for first-time buyers. The property features a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere. The bedroom is comfortably sized, providing a peaceful retreat, while the bathroom is conveniently located to serve both residents and guests.

This flat is perfectly situated near Brighton College and the Royal Sussex Hospital, making it an excellent choice for professionals and students alike. Additionally, the proximity to the beach allows for leisurely strolls along the seafront, enhancing the coastal lifestyle that Brighton is renowned for.

With its charming location and practical layout, this property presents a wonderful chance to embrace the vibrant community of Kemp Town. Whether you are looking to make your first step onto the property ladder or seeking a delightful seaside retreat, this flat is not to be missed.

Lease: 102 years  
Service Charge: £1,800.00  
Ground rent: £100

- ONE BEDROOM FIRST FLOOR FLAT
- LARGE RECEPTION ROOM
- KITCHEN
- LUXURY SHOWER ROOM
- POPULAR KEMP TOWN VILLAGE LOCATION
- CLOSE TO THE BEACH AND SEA LANES
- NEAR BOTH BRIGHTON COLLEGE AND THE ROYAL SUSSEX HOSPITAL
- PERFECT FOR FIRST TIME BUYER'S OR INVESTORS



[www.tpsb.co.uk](http://www.tpsb.co.uk)

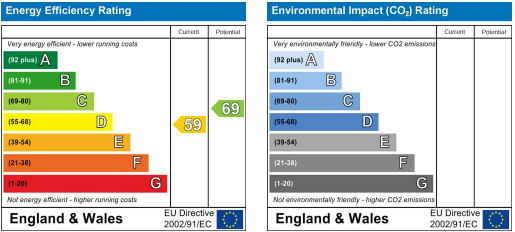
Floor Plan



Area Map



Energy Efficiency Graph



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