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the Property Shop
Letting & Selling Homes



Upper Rock Gardens

, Brighton, BN2 1QF

Asking Price £230,000

Nestled in the popular area of Upper Rock Gardens, Brighton, this charming one-bedroom raised ground floor flat offers a delightful blend of comfort and convenience. As you enter, you are welcomed by a small hall that leads to a well-appointed reception room, perfect for relaxation or entertaining guests. The flat features a cosy bedroom, a modern bathroom, and a functional kitchen, all designed to meet your everyday needs.

One of the standout features of this property is its private garden, providing a serene outdoor space to enjoy the fresh air and sunshine. The flat is ideally situated in the heart of Kemptown, a lively neighbourhood known for its eclectic atmosphere and close-knit community. Residents will appreciate the proximity to Brighton College, the Royal Sussex Hospital, and the beautiful beach, making it an excellent choice for both professionals and families alike.

This property is offered chain free, allowing for a smooth and straightforward purchase process. Whether you are looking for a new home or a lucrative investment opportunity, this flat presents an excellent option in one of Brighton's most sought-after locations. Don't miss the chance to make this delightful garden flat your own.
Leasehold: 98 years
Service Charge: £1,000
Ground Rent: £100
Council Tax: Band A
Parking: On street. Permit zone C. No current waiting list

- ONE BEDROOM RAISED GROUND FLOOR FLAT
- RECEPTION ROOM
- KITCHEN
- BATHROOM
- PRIVATE GARDEN
- RIGHT IN THE HEART OF KEMPTOWN
- CLOSE TO THE BEACH
- EASY WALK TO BRIGHTON COLLEGE AND THE ROYAL SUSSEX HOSPITAL
- CHAIN FREE

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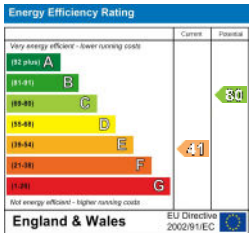
Floor Plan

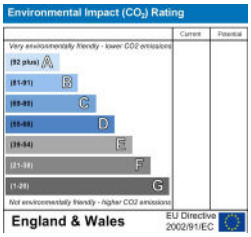


Area Map



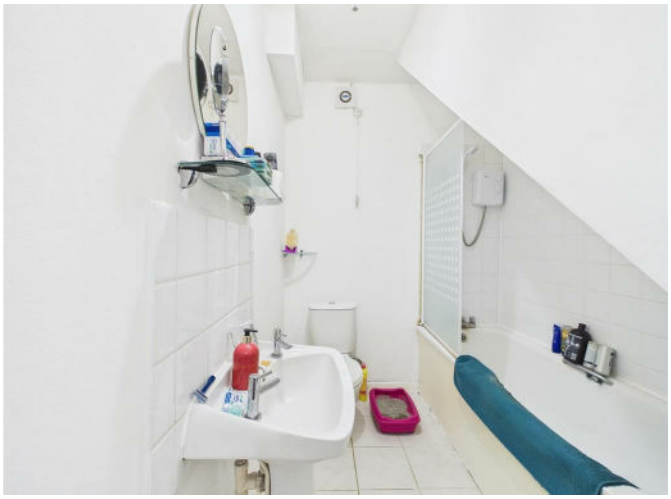
Energy Efficiency Graph













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