

Upper Rock Gardens

Guide Price £275,000 - £300,000



- **A Fantastic Lower Ground Floor Converted Flat**
- **Two Double Bedrooms**
- **Open Plan Lounge / Diner & Kitchen**
- **Private Courtyard Garden**
- **Private Street Entrance**

Lower Ground Floor, 10 Upper Rock Gardens, Brighton, BN2 1QE



Set in a peaceful residential street in vibrant Kemp Town, this fantastic lower ground floor converted flat features its own private street entrance, a private rear courtyard garden. It is fit for all purposes & will make a wonderful first home, buy to let investment or second property near the sea for weekends. There are two double bedrooms here giving you the option of a home office which a lot of people are looking for these days!

Accommodation comprises of entrance hall, spacious open plan lounge / diner with space for both lounge and dining furniture, kitchen area, a modern fitted bathroom room and two double bedrooms - one to the front and one to rear. To the outside is a delightful rear courtyard garden giving you your own private outside space if the beach is too busy for you come Summer!

And the location of this fabulous property could not be any better! Burlington Street is one of both Brighton's premier roads with Kemp Town seafront just a few moments' stroll from your front door at the end of the street. This address is also very close to charming Kemp Town Village which has everything you could possibly need including trendy coffee shops, cafes, bars, supermarkets, restaurants, and a wealth of boutique shops. Our beautiful seafront promenade and New Steine are a stone's throw away and if you fancy popping into the City centre, frequent & reliable local bus routes run close by and Brighton's mainline railway station is also easily accessed. The property also has the advantage of being sold with no onward chain!



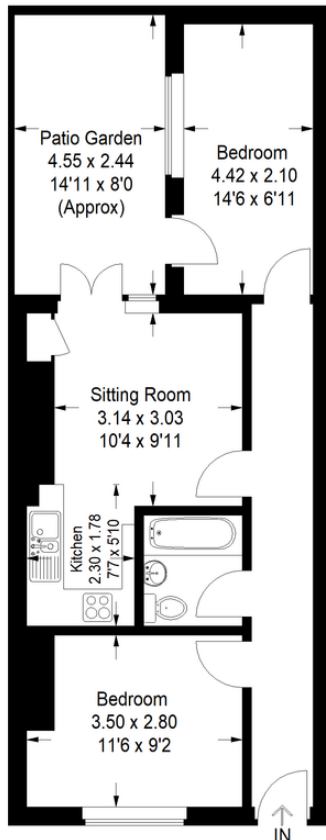
Picture this...

Having your own private street entrance and private rear garden makes this flat feel more like you have your own house!

And if you fancy venturing away from home in those sunny Summer months, our famous seafront is just seconds away at the bottom of the street so why not take a stroll along the promenade with an ice cream taking in some picturesque views!

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Approximate Gross Internal Area
47.9 sq m / 515 sq ft



Lower Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
Imageplansurveys @ 2021

Accommodation

LOWER GROUND FLOOR

KITCHEN

7' 6" x 5' 10" (2.30m x 1.78m)

SITTING ROOM

10' 3" x 9' 11" (3.14m x 3.03m)

BATHROOM

BEDROOM

14' 6" x 6' 10" (4.42m x 2.10m)

BEDROOM

11' 5" x 9' 2" (3.50m x 2.80m)

OUTSIDE

Private Rear Courtyard Garden

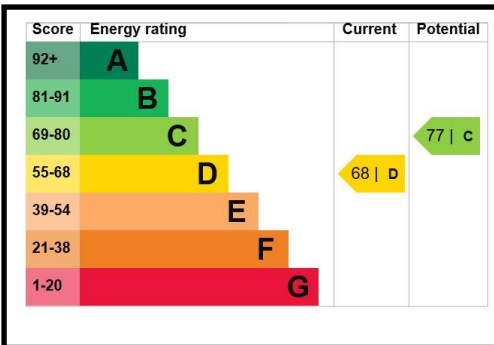




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk