



- Stunning and extremely spacious two bedroom maisonette
- Open plan kitchen/lounge
- Highly desirable area in Central Brighton
- Sole use to roof top patio area which has stunning sea views
- Share of Freehold

## Norfolk Square, Brighton, BN1 2PE

Asking Price Of £400,000

This stunning and extremely spacious two bedroom top floor flat has beautiful high ceilings and a gorgeous outlook over the charming Norfolk Square. Situated in a grade II listed building offering the best of Regency architecture, the seafront is moments from your door as well as the many fine eateries, cafes, boutique shops and bars on Western Road. The property also has sole use to the roof top patio area via bedroom two. (Please note the roof top patio is only accessed via the large bedroom windows in the master bedroom)



## Property Description

This stunning and exceptionally spacious two bedroom maisonette is located in the highly desirable Norfolk Square, offering a prime location in central Brighton. The property boasts a contemporary and open-plan design, with a stylish kitchen seamlessly flowing into the lounge area. The high ceilings throughout create a sense of grandeur and enhance the overall spaciousness of the living space.

The maisonette comprises two generously sized double bedrooms, providing ample space for relaxation and privacy. Both bedrooms benefit from an abundance of natural light, further enhancing the airy and bright atmosphere of the property.

Situated in the heart of Brighton, this maisonette is conveniently close to a wide range of local amenities, including shops, restaurants, and cafes. The vibrant city center is within easy reach, offering a multitude of entertainment options, cultural attractions, and a bustling nightlife.

One of the standout features of this property is the exclusive access to a rooftop patio area. This delightful outdoor space offers breathtaking views, providing an ideal spot for relaxation, socializing, or enjoying al fresco dining. The panoramic vistas of the surrounding area make this patio an enviable feature of the maisonette. (Please note the roof top patio is only accessed via the large bedroom windows in the master bedroom)

Whether you are a first-time buyer or an investor, this property presents an ideal purchase opportunity. Its central location, spacious layout, and stunning design make it a highly desirable choice. Additionally, the maisonette comes with a share of the freehold, providing added security and investment potential.



# Accommodation

## FIRST FLOOR

ENTRANCE HALL

## SECOND FLOOR

INNER HALLWAY

SITTING ROOM/ KITCHEN  
17' 11" x 16' 3" (5.46m x 4.95m)

BEDROOM ONE  
13' 6" x 11' 5" (4.11m x 3.48m)

SHOWER ROOM

BEDROOM TWO  
9' 9" x 8' (2.97m x 2.44m)

## OUTSIDE

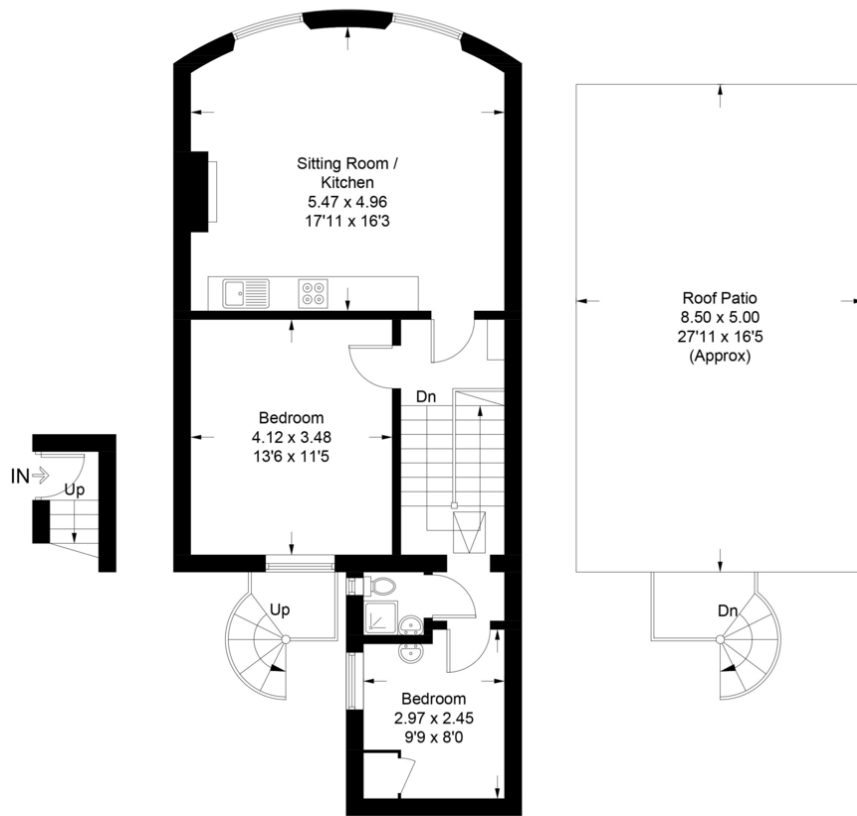
ROOF AREA

(please note the only access to the roof is via windows from the second bedroom up the fire escape to the roof area)



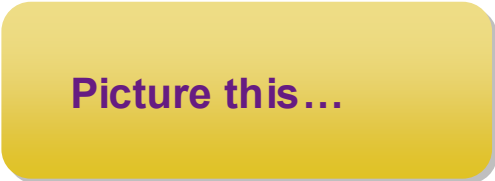
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Approximate Gross Internal Area = 61.1 sq m / 658 sq ft



**First Floor    Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024



**Picture this...**

Just imagine stepping out of your front door and being central to everything Brighton has to offer. You can lay down a blanket and relax in the picturesque Norfolk Square.

If you're feeling a little more adventurous then why not go for a short stroll round the corner to Brighton's famous seafront. Here you can meet some friends and family in one of the many cafes on the promenade. What a great way to spend your weekend!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 D
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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