



Upper Lewes Road, Brighton, BN2 3FJ
Asking Price £240,000

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Well presented patio flat with its own street entrance, double bedroom and office/child's bedroom.

This one bedroom plus office flat is located on Upper Lewes Road in the vibrant city of Brighton. With its own street entrance, this lower ground floor flat offers both privacy and convenience. Upon entering, you'll find an entrance hall and storage area, perfect for keeping your belongings organized and out of sight.

The living area is spacious and inviting, with ample room for a dining table and chairs in the recessed area. The generously sized modern kitchen is equipped with plenty of cupboards, work surfaces, and an island unit, making it cooking a pleasure.

The double bedroom is a peaceful retreat, and it conveniently adjoins a useful office or child's bedroom, allowing you to work from home or accommodate a growing family.

The fully tiled bathroom, complete with a bath and separate shower enclosure, adds a touch of luxury to your daily routine.

The flat features exposed floorboards, providing a charming aesthetic, and benefits from gas central heating and double glazed windows, ensuring comfort and energy efficiency throughout the year.

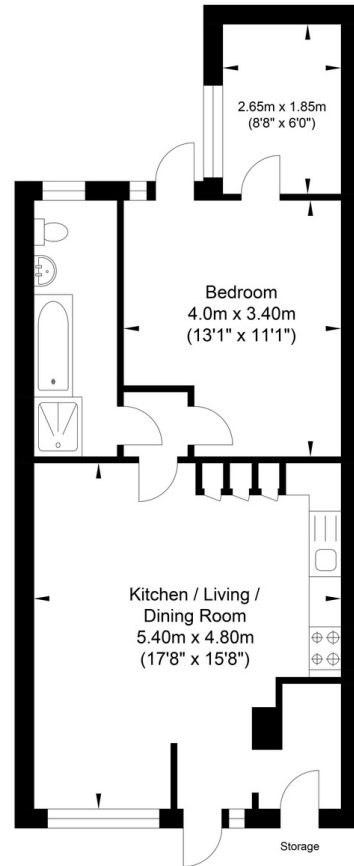
Situated within walking distance of Brighton Railway Station, local shops, and a large Sainsbury's Supermarket, you'll have all the amenities you need right on your proverbial doorstep. Easy access to transport links means you can explore all that Brighton has to offer, from its iconic beach and pier to its bustling city centre.

But the perks of this property don't end there. Step outside into the patio garden, a private oasis where you can relax, read a book, or enjoy alfresco dining.

This great one bedroom flat is ideal for first-time buyers, investors, or anyone looking for a comfortable living space in a central location.



Upper Lewes Road, Brighton



Approximate Floor Area
545.62 sq ft
(50.69 sq m)

Approximate Gross Internal Area = 50.69 sq m / 545.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure Share of Freehold
999 Year Lease Term From 2011
Service Charge Approx 30% Of The Total Costs As An When Needed
Ground Rent N/A
Council Tax Band A

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Please note:

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