



Upper Rock Gardens, Brighton, BN2 1QE

Asking Price £260,000

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First floor Regency apartment located on a wide tree lined street close to the seafront and Kemptown village.

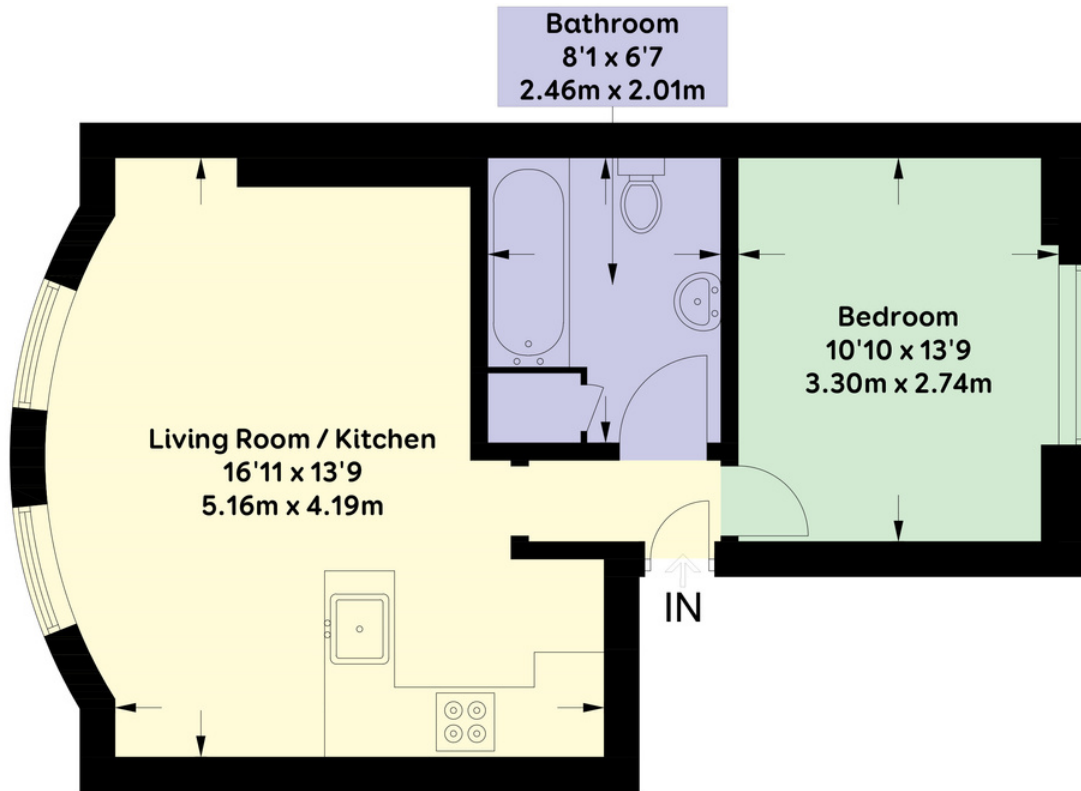
The Property

This well presented first floor apartment has a lovely living area to the front aspect with floor to ceiling sash windows with Juliet balconies offering a pleasant leafy view across the street and an oblique sea view, open feature fireplace, high ceiling and modern white fronted fitted kitchen with wood work surface and breakfast bar. The double bedroom has a high ceiling and multi paned sash window to the rear. Situated between the bedroom and living area is the bathroom having a white suite comprising WC, wash basin on vanity unit and bath with shower over.

The Location

Upper Rock Gardens is located between Lower Rock Gardens and Edward Street in the popular area of Kemptown, close to the city centre. The flat is located on the west side of the street. This convenient location affords walking access to many aspects of the city. Plenty of shops, bars, cafes and restaurants along St James's Street (0.1 miles), The seafront (0.2 miles), Morrisons Supermarket (0.3 miles), Kemptown Village with its shops cafes and restaurants (0.3 miles), The Theatre Royal (0.5 miles), Brighton Dome (0.4 miles), Royal Sussex County Hospital (0.5 miles), Brighton Railway Station (0.9 miles).





First Floor

APPROXIMATE GROSS INTERNAL AREA = 391 sqft / 36.3 sqm

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Agents Notes
Tenure Share of Freehold
999 Year Lease Term From 2014
Ground Rent N/A
Service Charge- Approx. £1,314.00 per annum
Council Tax Band A

Energy Performance Certificate

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



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



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