



- A delightful one-bedroom ground floor apartment
- Bright and airy lounge
- Ideal first-time purchase or investment
- Rear Patio Garden
- Chain Free & Share of Freehold

## Sudeley Street, Brighton, BN2 1HE

Guide Price £250,000 - £275,000

A delightful one bedroom ground floor flat in a highly desirable location in the heart of Kemptown. This property has a spacious lounge, double bedroom, separate kitchen, family bathroom and a rear patio garden. The property would be an ideal investment or first time purchase and is being sold with no onward chain. Please note it also comes with a Share of the Freehold.





## Property Description

This property is a charming one-bedroom ground floor apartment situated in the sought-after KempTown area. As you enter the apartment, you are greeted by a bright and airy lounge, which provides a comfortable space for relaxation and entertainment. The large windows allow for plenty of natural light to fill the room, creating a pleasant atmosphere.

The apartment features a double bedroom, offering ample space for furniture and storage. This room is designed to be a peaceful retreat, perfect for a good night's sleep.

The property includes a separate kitchen, providing a dedicated space for culinary activities. The kitchen is equipped with necessary appliances and offers sufficient storage and countertop space for meal preparation. Additionally, there is a well-maintained bathroom.

One of the highlights of the property is the rear patio, which offers a private outdoor space. This area can be utilized for al fresco dining, gardening, or simply enjoying a cup of coffee in the fresh air.

The location of this apartment is highly desirable, as it is situated in the KempTown area. This area is known for its attractive surroundings, including parks, shops, and amenities. Residents can enjoy a vibrant and convenient lifestyle with various leisure and entertainment options nearby.

Furthermore, this property is being sold with no chain, meaning there are no complications or delays associated with a property chain. This makes the buying process smoother and quicker for potential buyers. Additionally, the property offers a share of freehold, providing the homeowner with a stake in the overall management and ownership of the building.





# Accommodation

## GROUND FLOOR

### ENTRANCE HALL

### SITTING ROOM

12' 2" x 12' 0" (3.71m x 3.66m)

### BEDROOM

12' 6" x 10' 1" (3.81m x 3.07m)

### KITCHEN

9' 6" x 6' 8" (2.9m x 2.03m)

### BATHROOM

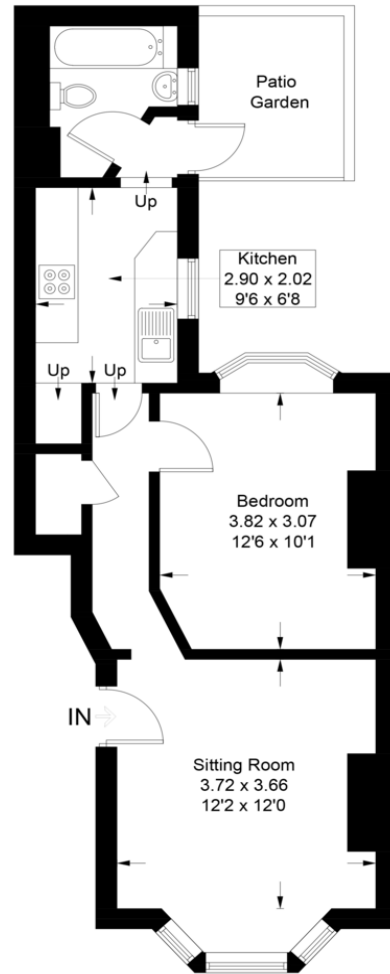
## OUTSIDE

### REAR PATIO GARDEN



# Sudley Street, Brighton, BN2 1HG

Approximate Gross Internal Area = 43.2 sq m / 465 sq ft



**Ground Floor**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	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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