

SHARE OF FREEHOLD



Apartment (EPC Rating: C)

**18A OLD SHOREHAM ROAD, BRIGHTON,
BN1 5DD**

£260,000

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton

This charming lower ground floor, two-bedroom apartment is situated in a highly sought-after location, offering both comfort and convenience. The open-plan living area creates a seamless flow between the living, dining, and kitchen spaces, maximizing space and creating a modern, contemporary feel. Large windows bathe the room in natural light, enhancing the bright and airy atmosphere. The well-equipped kitchen boasts modern appliances, ample countertop space, and plenty of storage, making it ideal for cooking and entertaining.

One of the standout features of this property is the private rear courtyard, a rare find in city living. It provides a peaceful outdoor space, perfect for enjoying a morning coffee or simply relaxing in the fresh air. The apartment also benefits from a family bathroom, as well as an en suite shower room off the main bedroom, meaning no more queues in the morning.

As you enter the property, you're welcomed by an entrance hall/study area, which offers great potential as a home office or additional storage space—ideal for those working remotely or in need of extra room. With Brighton mainline station just a short walk away, commuting is made easy, and exploring the rest of the city is a breeze. Additionally, the area offers a wealth of local amenities, including shops, restaurants, and entertainment, all within easy reach.

Whether you're a first-time buyer looking to get onto the property ladder or an investor seeking a solid rental opportunity, this apartment offers exceptional value. Its prime location, modern features, private courtyard, and chain-free status make it an attractive investment or home. Move in quickly and enjoy a smooth, hassle-free purchase.



Old Shoreham Road, Brighton, BN1 5DD

Approximate Gross Internal Area = 59.5 sq m / 640 sq ft



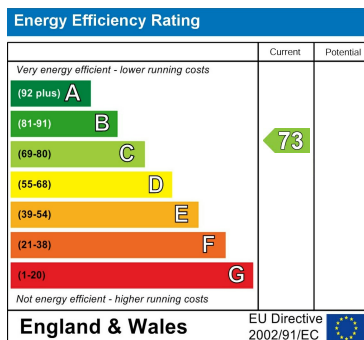
Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these 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.