



Lower Rock Gardens, BN2
Offers in Excess of £200,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Lower Rock Gardens, BN2

1 Bedroom | 1 Bathroom | 351 sq ft |

Elevated on the third floor of a Regency townhouse, just seconds from Kemp Town Seafront, this one-bedroom flat couldn't be more quintessentially 'Brighton'. The fashionable and eclectic mix of restaurants, boutique shops and wine bars of Kemp Town Village are within walking distance, as are the city centre and promenade, making this the ideal home for home seekers and investors alike.

Taking the stairs to the third floor may seem like a climb, but once inside the main reception room, the views are well worth it. It is also noticeably more peaceful up here and the natural light into the flat is gorgeous – particularly during the afternoon due to its westerly aspect.

There is ample space in here for comfortable chairs and a formal dining table by the windows so you can appreciate the sea views as you eat. Conveniently, the kitchen is adjoining the living area with simple units in white. These would benefit from updating, but this would add value to your investment.

Peacefully positioned to the rear of the building, the bedroom is a great size double room with space for a king size bed and several pieces of freestanding bedroom furniture without compromising on space. The bathroom nearby has a shower over the bath, and like the kitchen, could benefit from modernisation as the space is great allowing for a full bath suite.





OWNER'S THOUGHTS

"Kemp Town has a renowned café culture and living so close to the beach is a joy during the summer – particularly without a garden here. You are also just moments from the city centre if you're looking for clubs which is ideal for those who like to work and play hard in the city."

Good to Know:

During the 19th Century, Brighton's coastline was wonderfully transformed from a quiet fishing village to one of the most fashionable and wealthy towns in the country. From the early 1820s, these uniquely beautiful townhouses began lining the seafront, with their intricate architectural features. Today, these seafront homes have retained their air of grandeur, putting Brighton on the map as one of the most sought-after places to live outside London. The fresh sea air and the wonderfully diverse and artistic culture surrounding them are a welcome bonus.

Sitting just minutes from the fashionable Kemp Town Village with its eclectic shops, cafes and bars, the theatres and Lanes are also just a short walk. The lush green spaces of Queens Park are within easy reach and there are regular buses to the mainline station with its excellent links to the universities, Gatwick and London.

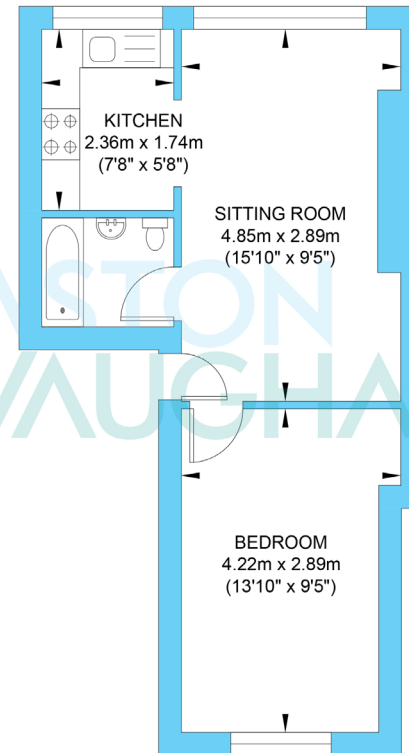
Education:

Primary: Middle Street Primary School, Queens Park Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep, Montessori School

Lower Rock Garden



Fourth Floor
Approximate Floor Area
351.97 sq ft
(32.70 sq m)

Approximate Gross Internal Area = 32.70 sq m / 351.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.