Upper Rock Gardens
Brighton

mishons

Set in the heart of Kemp Town on the peaceful Upper Rock Gardens, this two bedroom apartment with its own private parking and a stone's throw from the seafront.

As you enter the property there is a spacious area for shoes and coats etc. The living room is the next room buyers will see. This is the hub of the home with its high ceilings and beautiful bay windows to the front letting in lots of south facing natural light. There is also space for a dining table in this room to entertain family and friends.

The hallway leads to two large double bedrooms which also benefit from the high ceilings. Both bedrooms overlook the back of the building so provide a very peaceful space. The second bedroom is also a large double which is quite rare at this price range.

The kitchen is a galley style kitchen and has plenty of storage cupboards and work surface space. The family bathroom is opposite the kitchen and has a modern airy feel. Buyers will not have the urgent need to modernise the bathroom and kitchen saving thousands in the process.

Location wise it does not get much better than Upper Rock Gardens. Brighton station with its fast trains to London is only a 20 minute walk away. Churchill square shopping centre is only 10 minutes walk. There are some impressive restaurants within a minute or two. Soho House is at the bottom of the road and the recently opened sea lanes with all its excellent food and drink options is just a ten minute stroll or you could venture a little further along the seafront to get to Brighton Marina. Being able to step out the front door of your home to see the sea and all the amenities isn't something to take for granted!
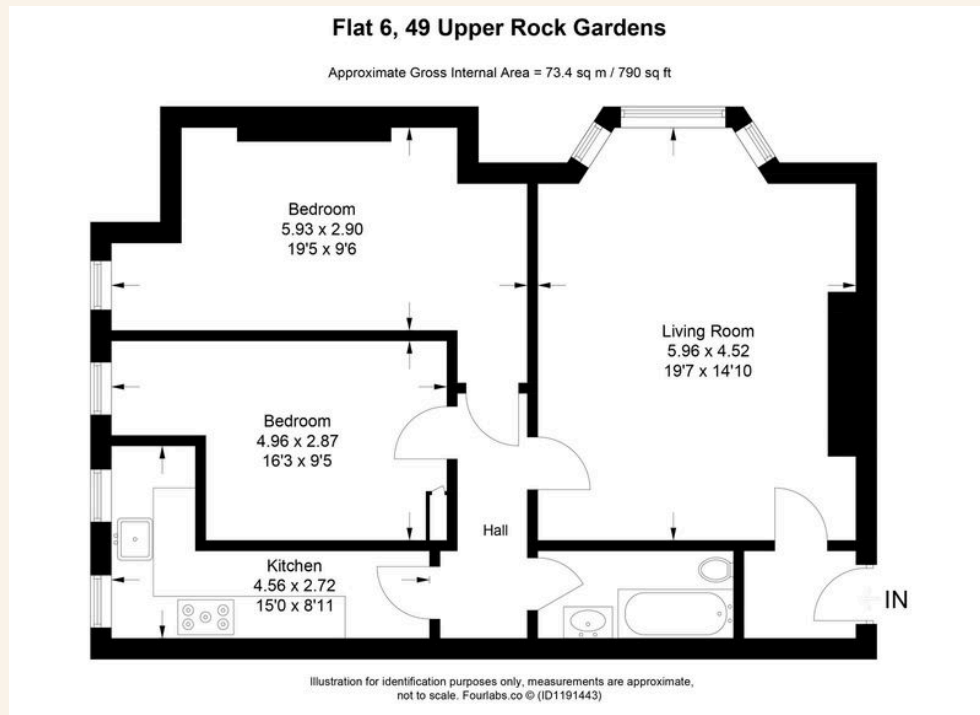
Guide Price   £375,000–£400,000

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TOTAL FLOOR AREA:
790 sq. ft. (73.4 sq. m.) approx

Flat 6, 49 Upper Rock Gardens

Approximate Gross Internal Area = 73.4 sq m / 790 sq ft

Bedroom
5.93 x 2.90
19'5 x 9'6

Bedroom
4.96 x 2.87
16'3 x 9'5

Living Room
5.96 x 4.52
19'7 x 14'10

Kitchen
4.56 x 2.72
15'0 x 8'11

Hall

IN

Illustration for identification purposes only, measurements are approximate,
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