



## 1 bed apartment to buy in BN2

Lower Rock Gardens, Brighton, East  
Sussex, BN2 1PG

**£110,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Second Floor, One Bedroom Apartment
- ✓ Moments From Brighton Seafront
- ✓ Walking Distance to Brighton
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

For sale, a fantastic one-bedroom apartment situated in the heart of Brighton. This residential property features a generously sized bedroom along with a single, bright reception room that ensures ample space for lounging or welcoming guests.

The apartment benefits from an abundance of natural light flooding in, giving a roomy and airy feel. The bedroom is spacious enough to accommodate a large bed and other articles of furniture, offering a perfect personal retreat. The reception room provides a cosy space for relaxation and like the bedroom, has been maintained meticulously.

Hopefully, the property is looking for a new owner who appreciates an urban lifestyle with easy access to local amenities. The location is a stone's throw away from Brighton's most vibrant areas, offering a plethora of dining and shopping options. Public transit and main roads are easily accessible from the apartment, further enhancing the location's appeal.

Sitting in an iconic and desired location, this property is an ideal buy for first-time buyers or investors alike. Viewing is highly recommended to fully appreciate the property's true potential. Don't miss out on this opportunity to own a contemporary and stylish piece of Brighton.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 114

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £3,429.00

Price: Starting Bid £110,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

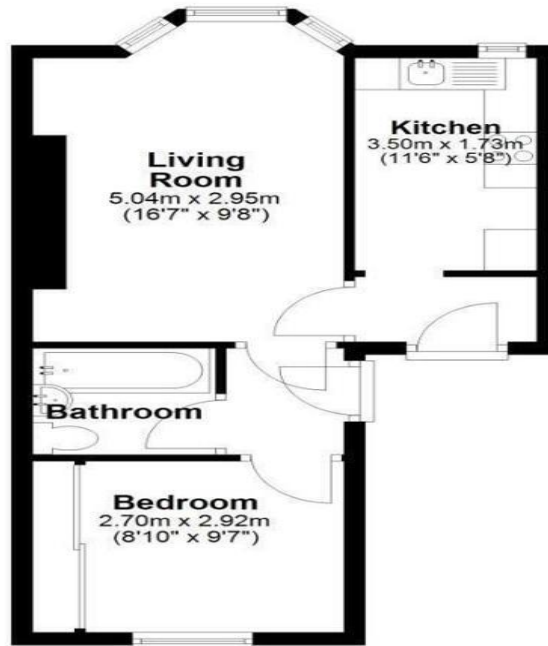
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



## Second Floor



Total area: approx. 35.9 sq. metres (386.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

## Lower Rock Gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Lower Rock Gardens, Brighton, East Sussex, BN2 1PG

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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