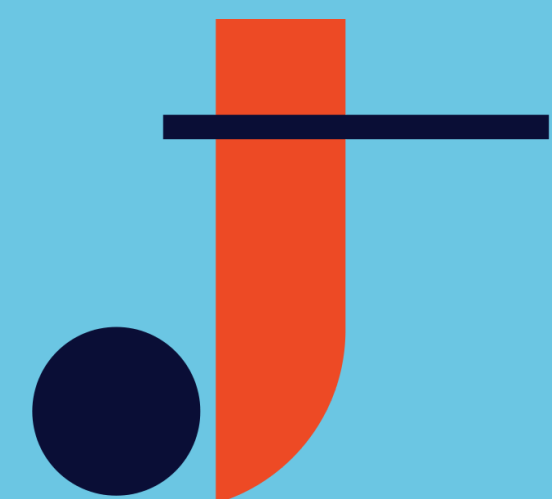




Jack Taggart & Co

RESIDENTIAL SALES

GRAND PARADE, BN2 9QB

£275,000

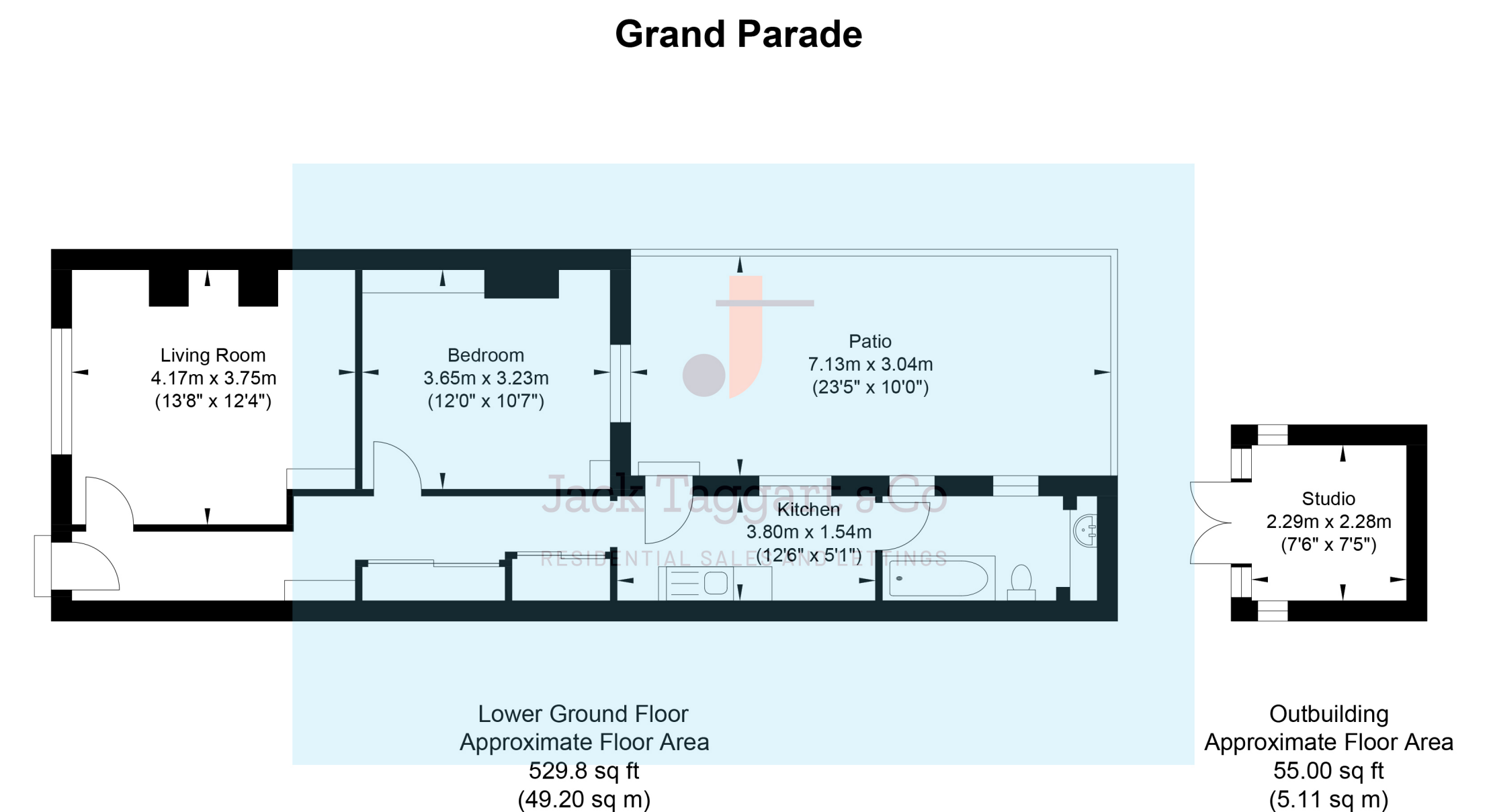
GRAND PARADE, BN2 9QB

*** GUIDE PRICE £275,000 - £300,000 ***

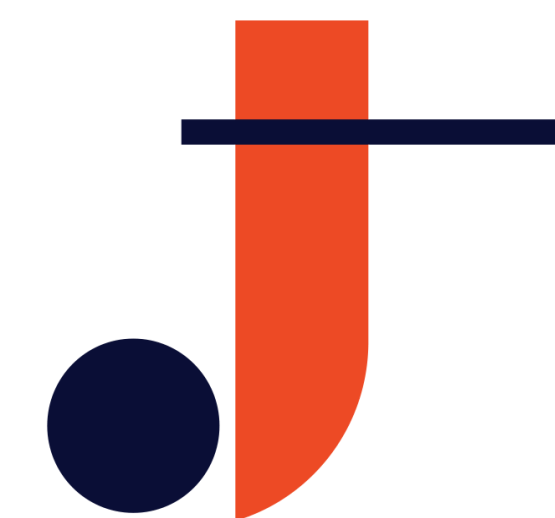
Located in the vibrant heart of central Brighton, this exceptionally spacious and beautifully presented one-bedroom garden apartment offers a unique combination of character, comfort, and contemporary living. With its own private entrance, expansive room sizes, and a rare private garden complete with a garden room, this property provides an ideal lifestyle opportunity for professionals, couples, or anyone seeking a stylish retreat with outdoor space in one of Brighton's most dynamic and well-connected areas.

As you approach the property, you're welcomed by a private front door—an uncommon feature in city apartments—which leads into a wide and bright entrance hallway. This initial space immediately sets the tone for the rest of the home: well-proportioned, full of light, and thoughtfully designed. The hallway also benefits from generous built-in storage cupboards, ensuring practicality meets presentation from the very first moment.

To the front of the property sits a large and inviting living room. West-facing and bathed in afternoon sunlight, this room is adorned with rich solid wood flooring and features a broad sash-style window that enhances the space with natural light and charm. This living space offers ample room for a large sofa, media unit, bookshelves, and even a dedicated workspace if desired, making it versatile for both relaxing and entertaining.



Approximate Gross Internal Area (Excluding Outbuilding) = 49.20 sq m / 529.8 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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The double bedroom is peacefully tucked away at the rear of the flat, overlooking the private garden and offering a serene atmosphere away from the buzz of the city. Thoughtfully fitted with built-in wardrobes, it provides excellent storage without compromising space or aesthetics. Its quiet outlook and generous proportions make it an ideal sanctuary at the end of a long day.

Adjacent to the bedroom, and stretching along the rear of the property, is a sleek, modern kitchen. Cleverly designed to maximise both form and function, the kitchen offers abundant cupboard and countertop space and integrated appliances. A rear door opens directly onto the garden, seamlessly blending indoor and outdoor living and offering a refreshing flow of air and natural light.

Completing the interior is a stylish shower room, featuring modern tiling, quality fixtures, and a clean, contemporary finish. Every inch of the space has been considered to ensure both comfort and convenience.

Step outside into your own private garden—an extraordinary feature in such a central location. Stylishly paved for low maintenance, this peaceful outdoor haven is perfect for al fresco dining, morning coffee, or simply unwinding in the fresh air. The space is enhanced by a wooden built-in bench and enough room for outdoor seating, plants, or even a small barbecue area. To the rear of the garden sits a garden room, currently used as an office and chill-out area. Whether you're working from home, pursuing creative hobbies, or simply need a quiet space to relax, this detached room adds significant flexibility and value to the property.

The location of this stunning apartment is another standout feature.

Perfectly positioned near the Old Steine and the iconic Royal Pavilion, you are just a short stroll from Brighton's famous seafront and the historic Lanes, with their eclectic mix of boutique shops, cafes, and restaurants. Brighton Station is within easy walking distance, offering fast and direct trains to London, making this an ideal home for commuters or those who enjoy quick access to the capital. In addition, the property is serviced by multiple bus routes, providing excellent links across the city and beyond.

Whether you're looking for a spacious first home, a centrally located pied-à-terre, or a stylish downsizing option with outdoor space, this exceptional garden flat ticks every box. With its private entrance, impressive proportions, generous storage, and tranquil garden oasis, it offers the rarest of combinations: city-centre living with space to breathe.