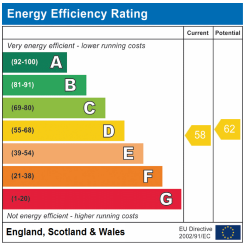


FLOOR 1

GROSS INTERNAL AREA
TOTAL: 423 sq ft/ 39 m²
FLOOR 1: 423 sq ft/ 39 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Perfectly positioned for easy access to Brighton's vibrant city centre and excellent road and rail connections, this beautifully presented flat blends period charm with contemporary style. Part of a characterful period conversion, the home has been thoughtfully updated—featuring a sleek metro-tiled shower room, warm wood flooring, and striking exposed brickwork, complete with a cosy wood-burning stove for added winter comfort. The inviting living area, set beneath the eaves, boasts a large west-facing window that fills the space with natural light, creating a peaceful retreat. The bright open-plan kitchen is ideal for socialising, offering a welcoming space for cooking and entertaining. The spacious double bedroom benefits from ample storage and enjoys sweeping views over the rooftops of Seven Dials and beyond. Local amenities are right on the doorstep, including a Tesco Express, the Fitness Bar private gym, Dyke Park, Brighton Open Air Theatre, tennis courts and the popular Dyke Alehouse. Excellent bus links nearby offer convenient travel into central Brighton and surrounding areas. Offered with a share of the freehold and low outgoings, this is a highly appealing opportunity for buyers seeking character, style and superb connectivity in one of Brighton's most desirable neighbourhoods.



- SHARE OF FREEHOLD
- STUNNING 1 BED APARTMENT WITH VIEWS
- STYLISH CONTEMPORARY DECOR THROUGHOUT
- FUNCTIONING WOOD BURNING STOVE
- OPEN PLAN KITCHEN AND LIVING ROOM
- DOUBLE GLAZED THROUGHOUT
- PERIOD CONVERSION
- CLOSE TO AMENITIES AND COMMUTER LINKS
- LOW OUTGOINGS