



Lauriston Road, Brighton, BN1 6SN
Asking Price £400,000

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A bright and airy two-bedroom ground floor apartment, boasting a modern shower room, a spacious kitchen/dining room, and a delightful south-facing garden, all with a share of freehold.

Located in a highly sought-after and exceptionally convenient location close to Preston Park, this charming two-bedroom ground floor apartment presents an outstanding opportunity for buyers seeking a blend of modern living and outdoor space. Offered with a desirable share of freehold, this property is a true gem, perfect for first-time buyers, downsizers, or those looking for a well-connected base.

Upon entering, you are immediately greeted by the bright and airy ambience that permeates throughout the 693 square feet of thoughtfully arranged living space. The apartment benefits from gas central heating, ensuring comfort and warmth during the cooler months. The layout has been designed to maximise natural light and create a welcoming atmosphere.

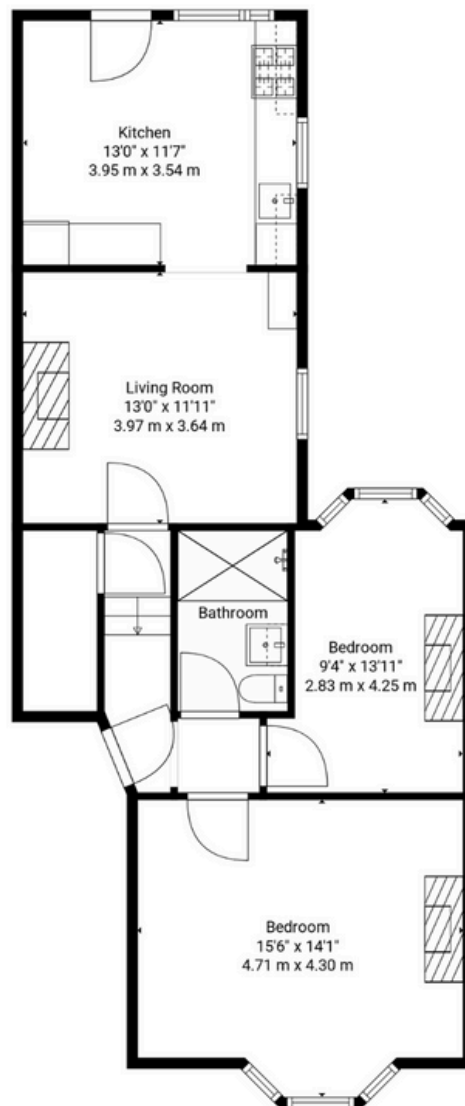
At the heart of this delightful home is the inviting living room, a comfortable space ideal for relaxation and entertaining. Its neutral decor provides a versatile canvas for personal touches, making it easy to envision yourself unwinding here after a long day. Adjacent to this, the well-proportioned kitchen/dining room offers a practical and sociable area. The kitchen is equipped to cater to everyday needs, while the dining space provides ample room for meals with family and friends, fostering a sense of togetherness.

This apartment features two generously sized bedrooms, each offering a peaceful retreat. These rooms are versatile, perfect for use as double bedrooms, a guest room, or even a dedicated home office, adapting effortlessly to your lifestyle requirements. Complementing the bedrooms is a contemporary shower room, finished to a modern standard, providing a sleek and functional space for daily routines.

One of the standout features of this property is its private south-facing rear garden. This outdoor oasis is a rare find for apartment living and offers a wonderful extension of the indoor space. The garden includes a raised decked area, perfect for al fresco dining, summer barbecues, or simply enjoying a morning coffee in the sunshine. The south-facing aspect ensures plenty of natural light throughout the day, making it an ideal spot for gardening enthusiasts or those who appreciate outdoor relaxation.

Lauriston Road itself is renowned for its popularity and convenience, offering excellent access to local amenities, transport links, and the vibrant community of Brighton & Hove. Residents will appreciate the proximity to shops, cafes, parks, and other essential services, all within easy reach. The area is well-served by public transport, including Preston Park Mainline Railway Station, making commuting straightforward and connecting you to wider destinations.





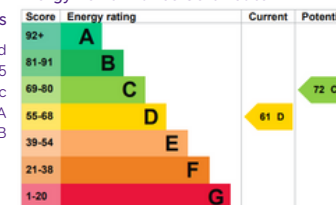
Total Internal Area = 693 sq ft/ 63 sq m
For identification only - not to scale



Agents Notes

Tenure Share Of Freehold
999 Year Lease From 2015
Service Charge Adhoc
Ground Rent N/A
Council Tax Band B

Energy Performance Certificate



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01273 688 881

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