

BEACONSFIELD PARADE

Beaconsfield Road, Brighton

East Sussex

Asking Price £280,000



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Centrally located just a 15-minute walk to Brighton Mainline Station and close to the North Laines, a well-presented ONE BEDROOM, GROUND FLOOR APARTMENT with SECLUDED REAR GARDEN.

Situated in a prime position within easy reach of central Brighton, this light-filled apartment is perfectly placed for those who enjoy the vibrancy of city centre living. The good-sized living room provides space for a dining table, while the separate contemporary kitchen features sleek handleless cabinetry and sliding doors leading to the garden below. The double bedroom has built-in wardrobes and a feature exposed brick fireplace, complemented by a modern shower room and separate W/C. Generous built-in storage in the hallway adds to the practicality of this conveniently located home.



Outside, steps lead down to the private rear garden, tucked away beneath the trees and featuring a built-in seating and BBQ area, creating a secluded urban retreat.



The Local Area

Beaconsfield Road is a central Brighton location, close to the wide range of shops, cafés and everyday amenities found along London Road and at The Open Market. North Laine, the Lanes, Brighton seafront and the mainline station are all easily accessible, making the location ideal for both commuters and those who enjoy city living. Nearby Seven Dials and Fiveways offer independent coffee shops, restaurants and a vibrant local atmosphere, while Hove, with its bustling cafe culture and shops, is close at hand. Regular buses serve the whole of Brighton & Hove, the South Downs and wider Sussex villages. London Road station is convenient for quick services to the universities, Lewes, Seaford, Eastbourne and beyond. For green space and leisure, Preston Park is a 5-minute stroll away, providing extensive lawns, rock gardens, cafes, tennis courts, and sports facilities.

Further Information

Beaconsfield Road is located in parking zone J. The council tax band is B, which was charged at £2,006.23 for 2026/27. EPC rating - D

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

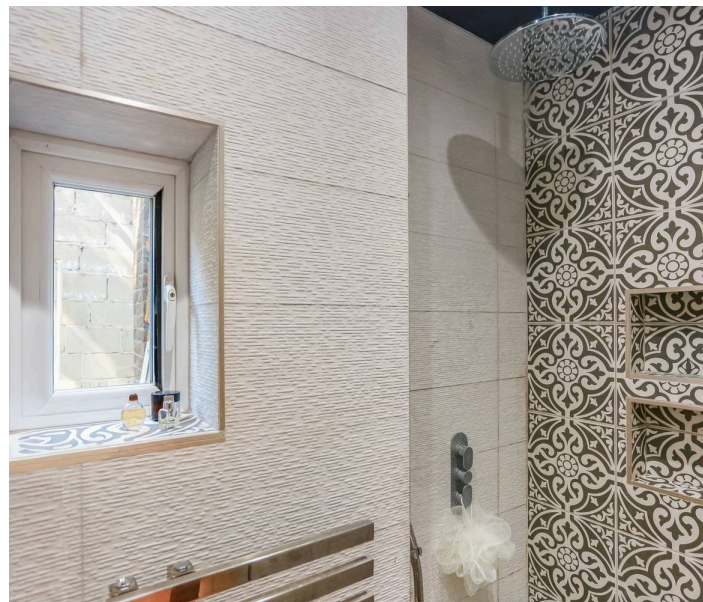
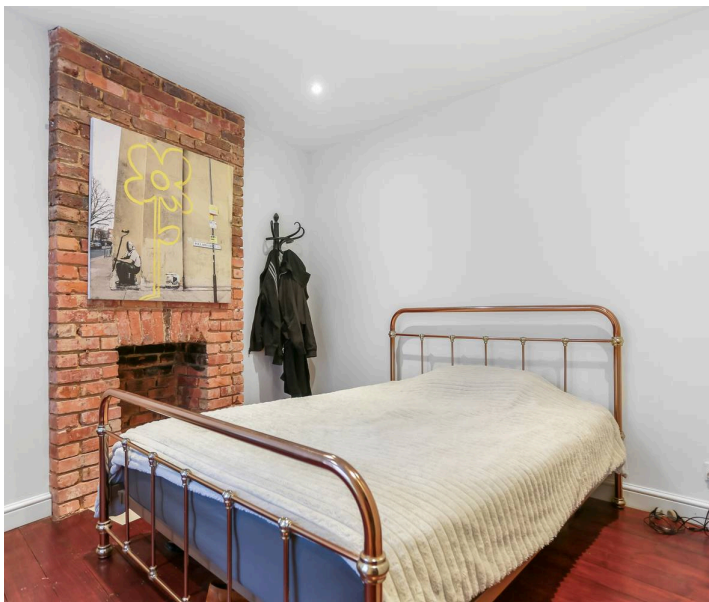
TENURE & OUTGOINGS

Tenure: Leasehold

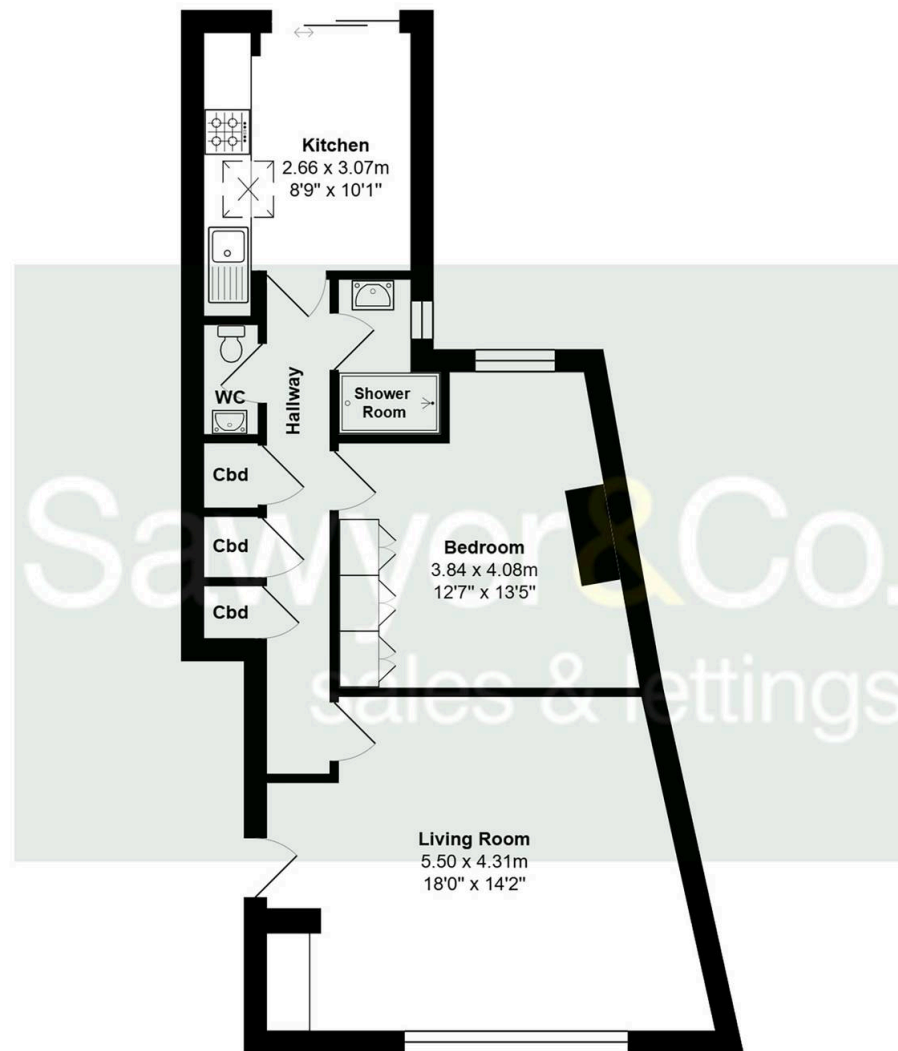
Unexpired term on lease - Please speak with Sawyer & Co with regards to extending the lease

Service Charge - Please speak to Sawyer & Co with regards to the service charge and ground rent

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 56.1 m² ... 604 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.