



Flat 1, 27 Grand Parade

Brighton, BN2 9QB

Offers In Excess Of £325,000

Descending the stairs to the front door of what appears to be an unassuming property, you will discover a stunningly refurbished two bedroom garden flat with so much to offer.

At the front of the home sits a spacious double bedroom, complete with fitted wardrobes, plush carpeting, and a calming neutral palette, creating a tranquil retreat after a busy day. Adjacent is a luxurious, modern bathroom that could rival those found in high-end boutique hotels. Tastefully designed, this serene space features a freestanding tub, a full shower, a sleek sink, WC, and an LED mirror. The airy and inviting living/dining room boasts soft carpeting, built-in shelving, and large windows that flood the space with natural light, with a glass pane door leading directly onto the private courtyard garden. The modern kitchen comes fully equipped with integrated appliances, including an induction hob, oven, dishwasher, and fridge-freezer. There is the added benefit of a separate utility room meaning you are not compromising on space or practicality.

The second bedroom is positioned at the rear of the property, ideal for guests or as a home office/workspace. It also opens directly onto the courtyard, enhancing the sense of flow throughout the home. The courtyard garden, featuring a beautiful mosaic-tiled floor and plenty of space is perfect for alfresco dining or entertaining especially on a warm summer's day.

Beautifully finished and thoughtfully designed, this home is ready to be enjoyed from day one. The combination of modern comforts, practical spaces, and a private courtyard makes it a rare find in this vibrant part of Brighton. All that is left is to move in and start making it your own.

- Two Bedrooms
- Tastefully Decorated
- Modern Integrated Kitchen
- Separate Utility Room
- East Facing Courtyard Garden
- Lease: 152 Years Remaining
- Maintenance Charge: £1000 p/a
- Council Tax Band: A

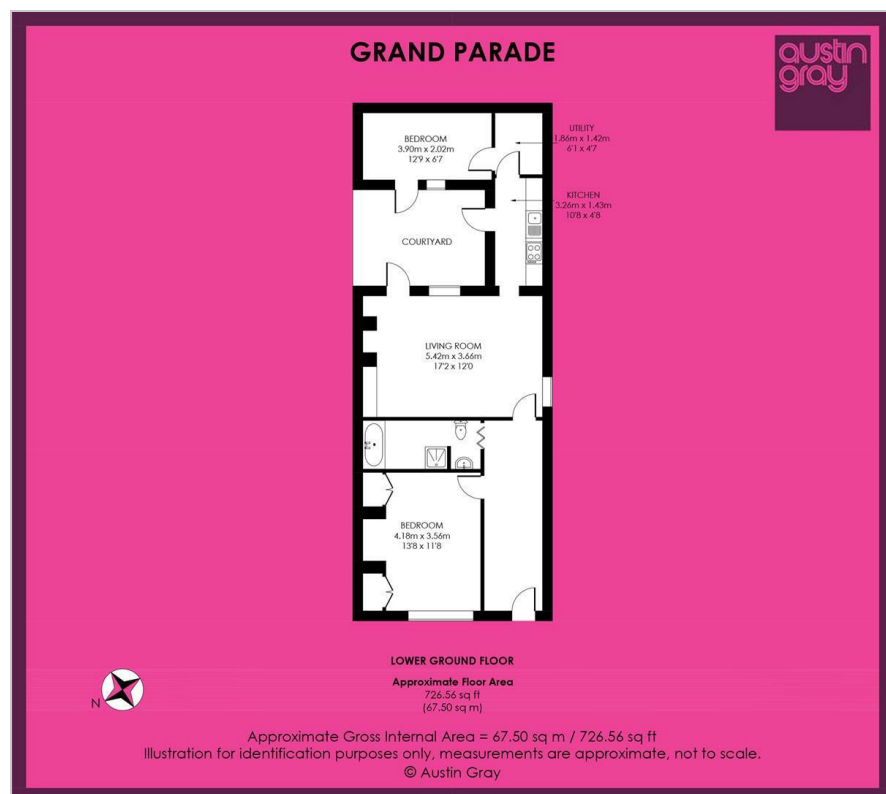
Viewing

Please contact our Austin Gray Residential Office on 01273 232232

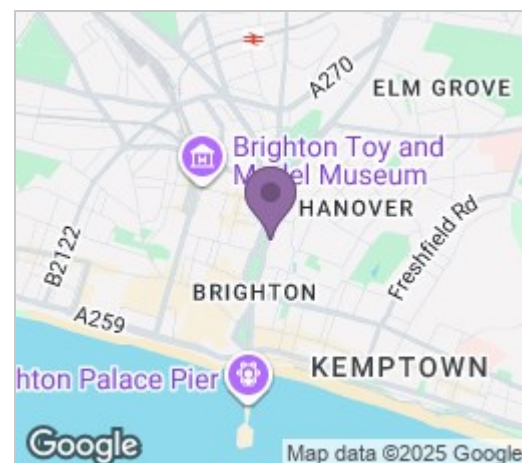
if you wish to arrange a viewing appointment for this property or require further information.



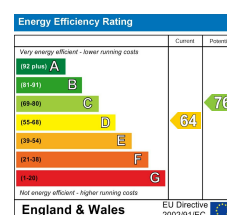
Floor Plan



Area Map



Energy Efficiency Graph



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