

austin gray

Flat 1, 27 Grand Parade

Brighton, BN2 9QB

Offers Over £300,000

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Flat 1, 27 Grand Parade

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.











- 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



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.

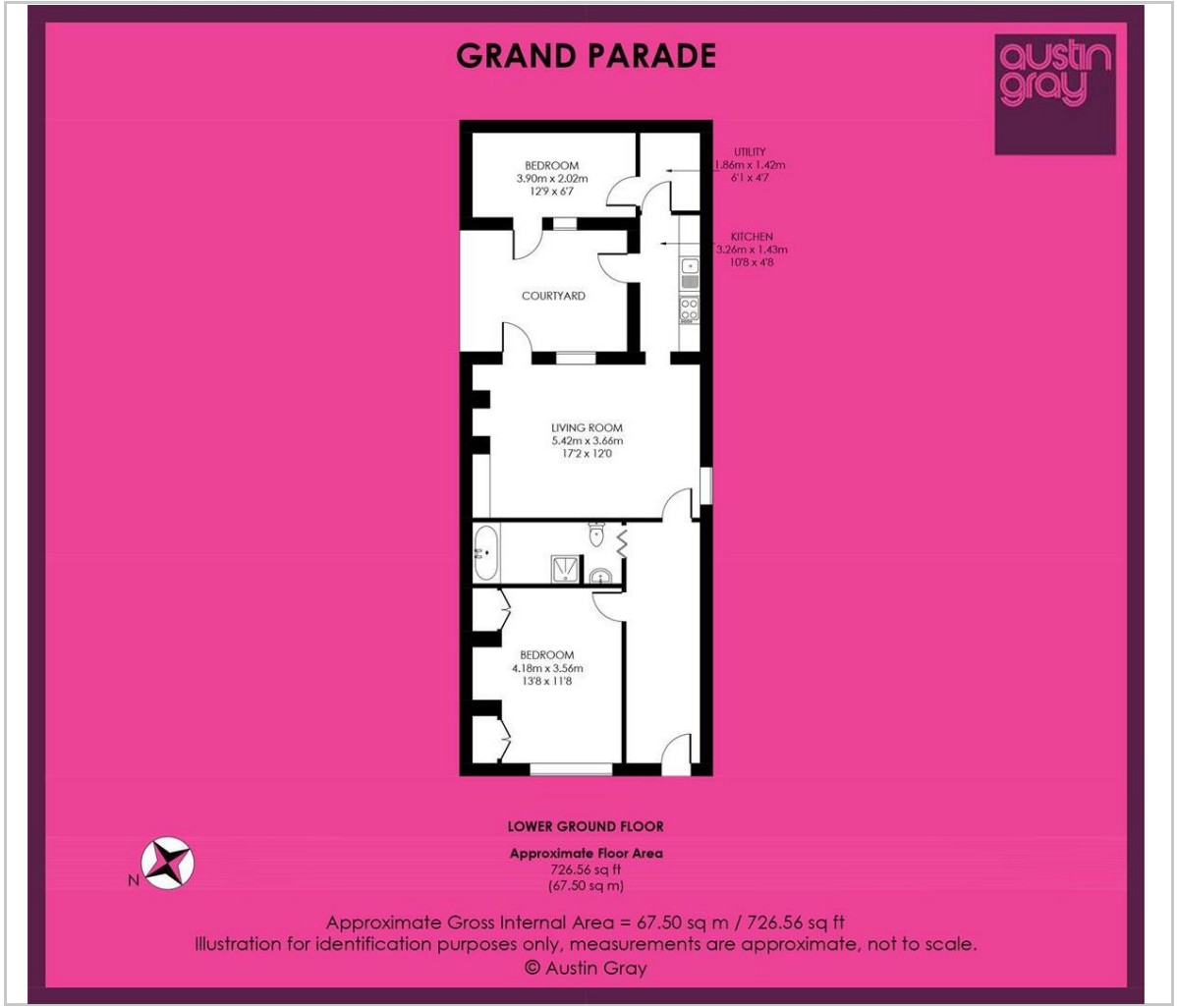
Beautifully finished and thoughtfully designed, this home is ready to be enjoyed from day one. The combination of modern comforts, practical spaces, and a private courtyard makes it a rare find in this vibrant part of Brighton. All that is left is to move in and start making it your own.



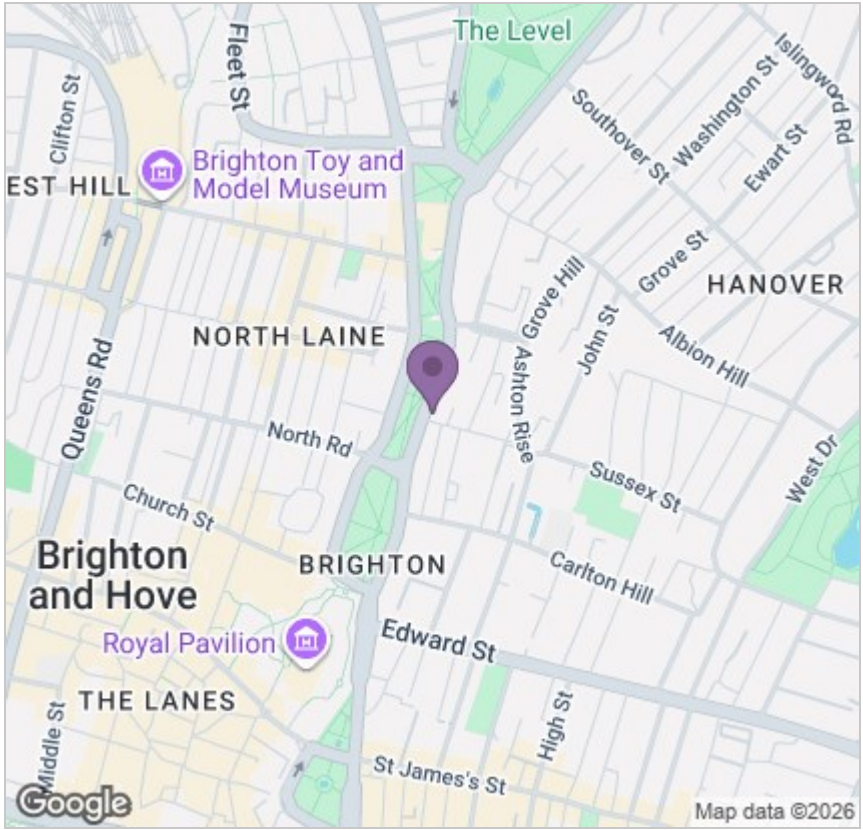




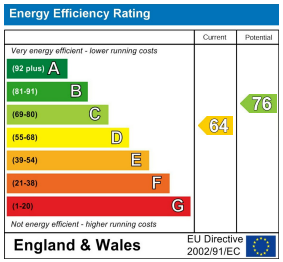
Floor Plan



Area Map



Energy Efficiency Graph



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.

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