





## Rock Grove, Brighton, East Sussex, BN2 1ND

**Superb two bedroom lower ground floor apartment offering stylish interiors, well-appointed bedrooms, spacious living room and a serene patio garden.**

This exquisite apartment offers a perfect blend of modern living and coastal charm. Situated in a sought-after location and benefiting from its own entrance, ensuring privacy.

Upon entering you are greeted by an inviting ambiance that sets the tone for the entire home. The generously sized living room impresses with its spaciousness, creating the perfect setting for entertaining guests or enjoying peaceful evenings with loved ones. You'll immediately be captivated by the layout and contemporary design.

There are two generously sized bedrooms, providing ample space for rest and relaxation. The presence of two bathrooms ensures convenience and comfort for both residents and guests.

One of the standout features of this property is the stunning mezzanine level, where you'll find a sleek and modern kitchen.

With its open-concept design, this culinary haven is perfect for cooking enthusiasts and doubles as a welcoming space to entertain family and friends.

Beyond the delightful interior, the apartment takes advantage of its idyllic location, merely moments away from the captivating seafront. Situated in central Kemp Town one of Brighton's most desirable neighbourhoods with its trendy cafes and independent shops. The seaside promenade is a short distance away as well as excellent transport links to the city centre.

This property holds one more secret, a key to the gated enclosures, six acres of landscaped gardens with a tunnel to the beach, said to have inspired the introduction to "Alice's Adventures in Wonderland" by Lewis Carroll.

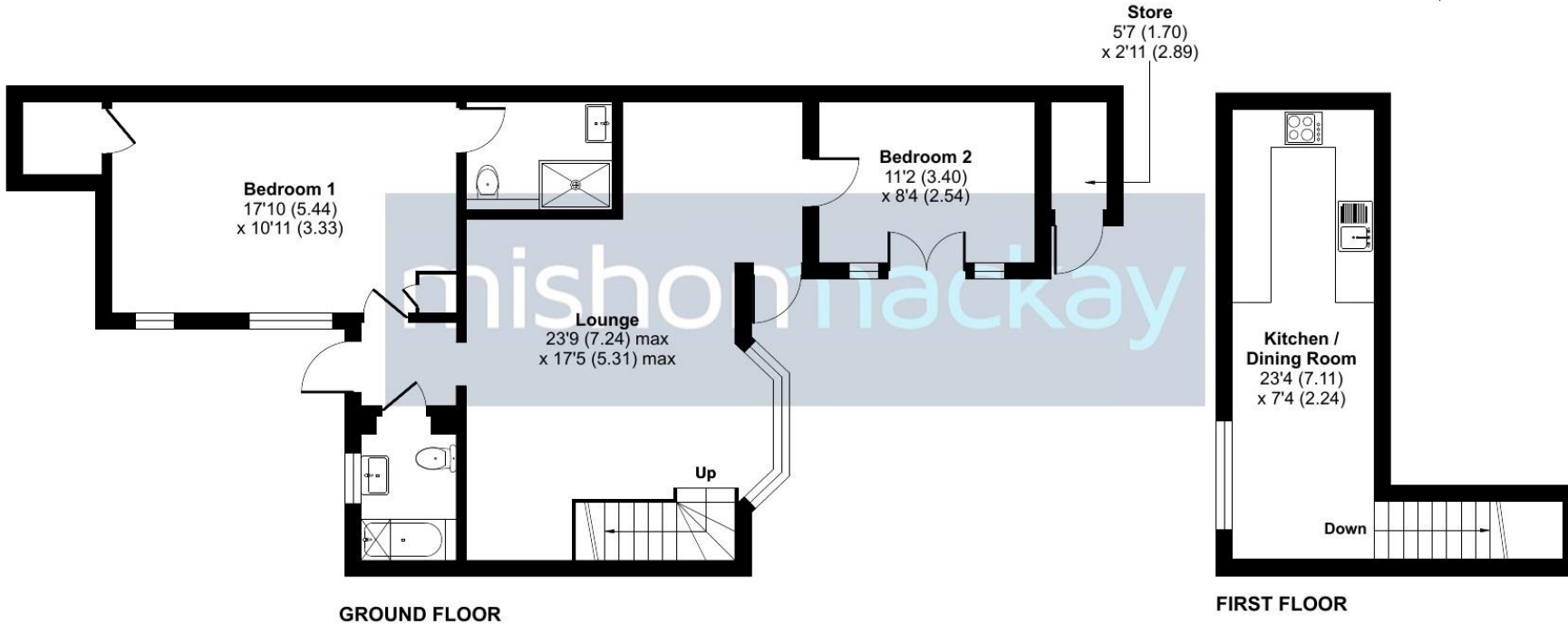


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## Share Of Freehold

Approximate Area = 960 sq ft / 89.1 sq m  
Outbuilding = 16 sq ft / 1.4 sq m  
Total = 976 sq ft / 90.6 sq m

For identification only - Not to scale



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\*\*Please note that all leasehold information relating to length of lease or ground rent & service charges has been supplied to us by the seller.\*\*

### Mishon Mackay - Brighton

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**Train Station:** Brighton 1.8 miles

**Council Tax:** Band C

**Ground Rent:** £0

**Maintenance:** £2,500 PA

**Length of Lease:** TBC

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