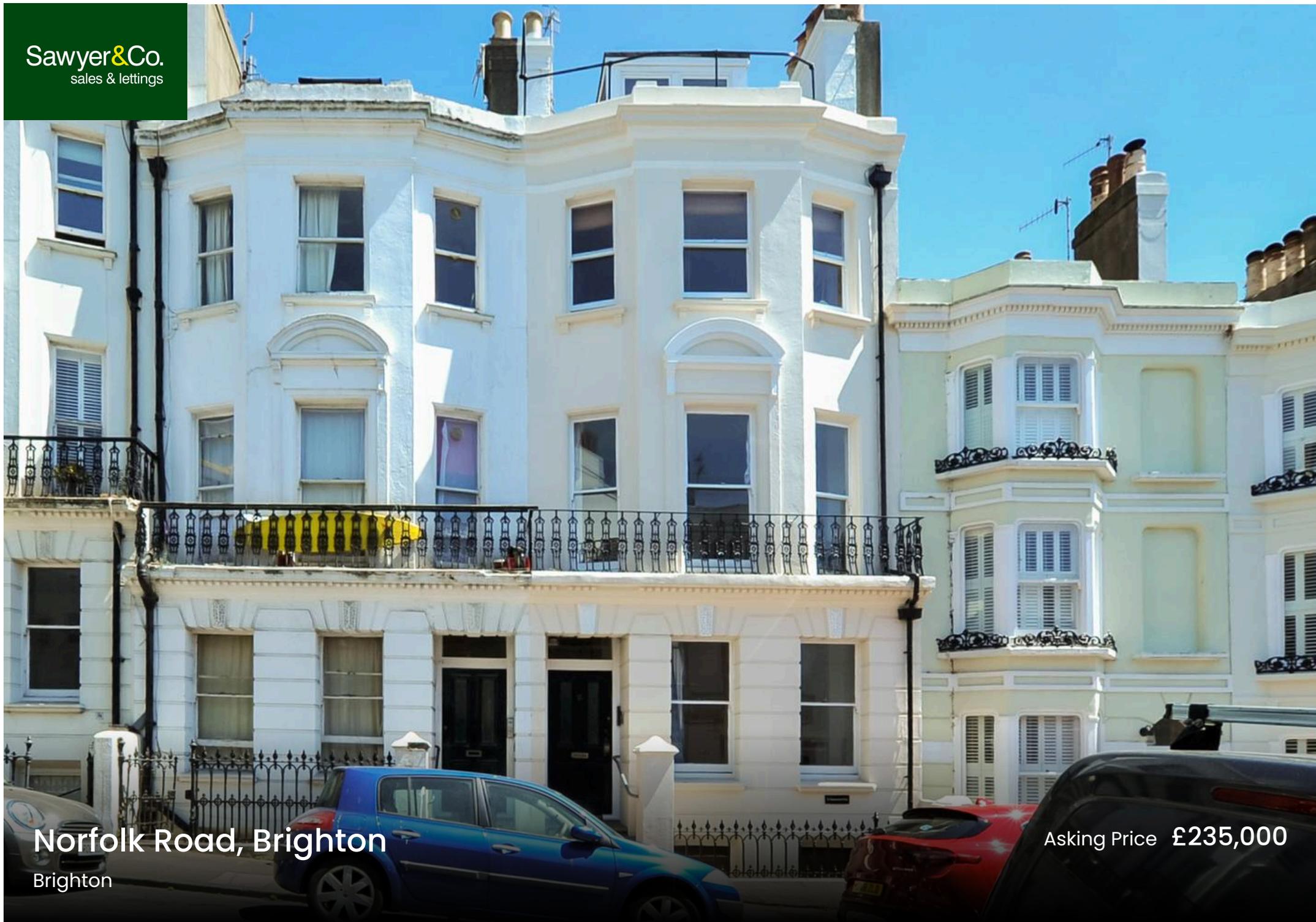


Sawyer&Co.
sales & lettings



Norfolk Road, Brighton

Brighton

Asking Price £235,000



Norfolk Road, Brighton

Perfectly positioned close to the seafront on the Brighton & Hove border, a well-presented ONE BEDROOM GROUND FLOOR FLAT with GARDEN. Sold with NO ONWARD CHAIN.

Set on a quiet road in Brighton's sought-after Montpelier area, this newly redecorated ground-floor apartment offers an excellent opportunity to enjoy the best of vibrant Brighton living. New flooring runs throughout, while the bright living room is enhanced by two sash windows, high ceilings with decorative cornicing, and an attractive feature fireplace. The separate kitchen has recently been refurbished and includes new work surfaces, a sink, hob and oven.

The property also comprises a comfortable bedroom and a modern shower room with a classic white suite, while to the rear, a private garden offers valuable outdoor space along with a shed for additional storage, providing everything you need in a city-centre apartment.

The Local Area

Located in the very heart of Brighton, the bustling and vibrant seafront, shops, bars and restaurants are all on your doorstep.





When it comes to shopping, there's no shortage of choice with Western Road, North Street, and Churchill Square Mall all offering a wide variety of high street stores, while Brighton's famous Lanes and North Laine provide small, independent shops. There is plenty of public transport within easy reach of the apartment.

Brighton train station is less than a mile away, providing direct services to Gatwick and London, while plenty of regular bus services provide access to all parts of the city and beyond.

Further Information

Norfolk Road is situated in parking zone Z, and this apartment is in council tax band A, which is currently charged at £1,637.19 for 2025/26.

EPC rating - tbc / Council Tax - A / Parking - Z

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: tbc

Unexpired term on lease - tbc

Service Charge - tbc

Reserve Fund: tbc

Managing Agents - tbc

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





Total Area: 34.6 m² ... 372 ft² (excluding garden)

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.