



Rock Street, Brighton

East Sussex

Guide Price £280,000 – £300,000



Rock Street, Brighton

Set in Brighton's sought-after East Cliff Conservation Area, moments from Kemp Town Village, a bright TWO BEDROOM LOWER GROUND FLOOR APARTMENT with PATIO GARDEN.

Perfectly positioned a short stroll from Kemp Town and the seafront, this well-proportioned apartment enjoys an unrivalled location within the East Cliff Conservation Area. The light-filled open-plan living area has been thoughtfully designed to create a comfortable space for everyday living. Double patio doors flood the room with natural light and open onto a partially covered utility and storage area, with steps leading up to the private patio garden, while the kitchen is fitted with a convenient breakfast bar perfect for casual dining.

The apartment offers two bedrooms, including a principal double bedroom. The modern bathroom is fitted with a classic white suite and includes a bath with an overhead shower.

Outside, the secluded patio garden features a raised brick border planted with a mature jasmine, creating an attractive setting for relaxing and entertaining.





The Local Area

Located in the East Cliff conservation area, close to Kemptown Village and the beach, Rock Street dates back to the mid-1800s and offers a peaceful setting within easy walking distance of the vibrant shops, bars and cafes, including St George's Road, Eastern Road and Brighton Marina. From Artisan Coffee Houses to the vintage antique shops, when it comes to shops, bars and restaurants, there's no shortage of choice.

The amenities of James's Street and Edward Street are all close at hand, as are the ever-popular Reading Rooms, the Temple at Black Rock cafes and the Sea Lanes complex. Closer to home, the popular gastro-pub, Bubby & Wilds and the independent Freehouse, the Rock Inn, are right on your doorstep. The centre of Brighton, with its high street stores and famous Lanes, is all within easy reach.

Further Information

Situated in Parking Zone H, currently this apartment is in Council Tax band A, which is charged at £1,719.63 for 2026/27. EPC: tbc

TENURE & OUTGOINGS

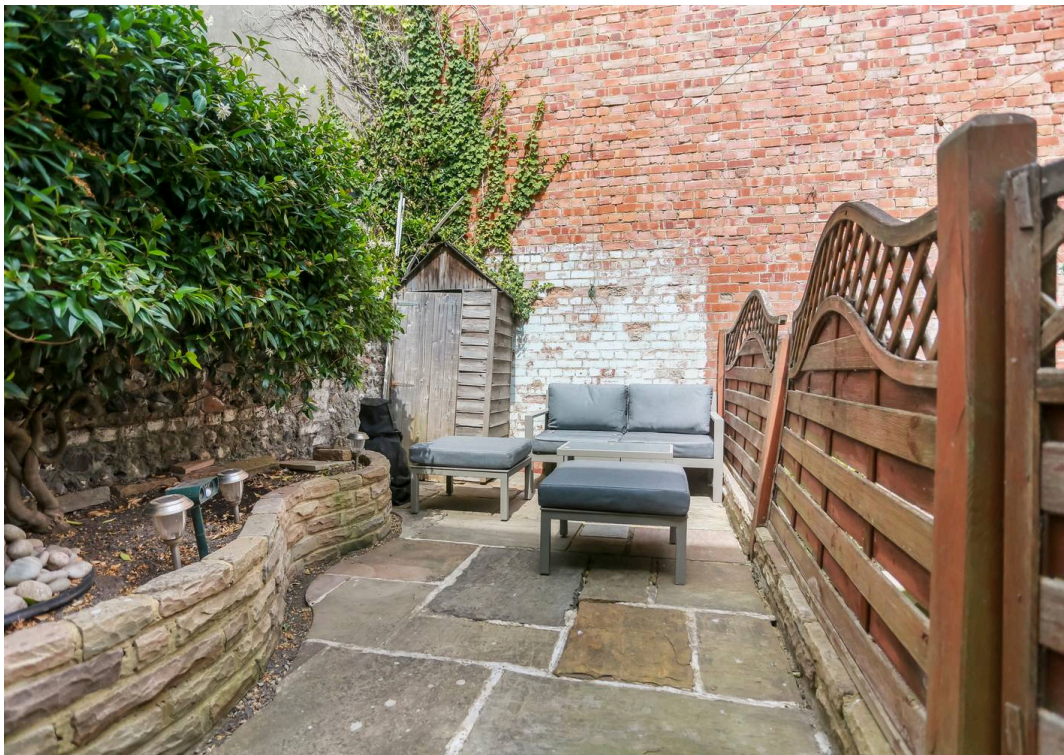
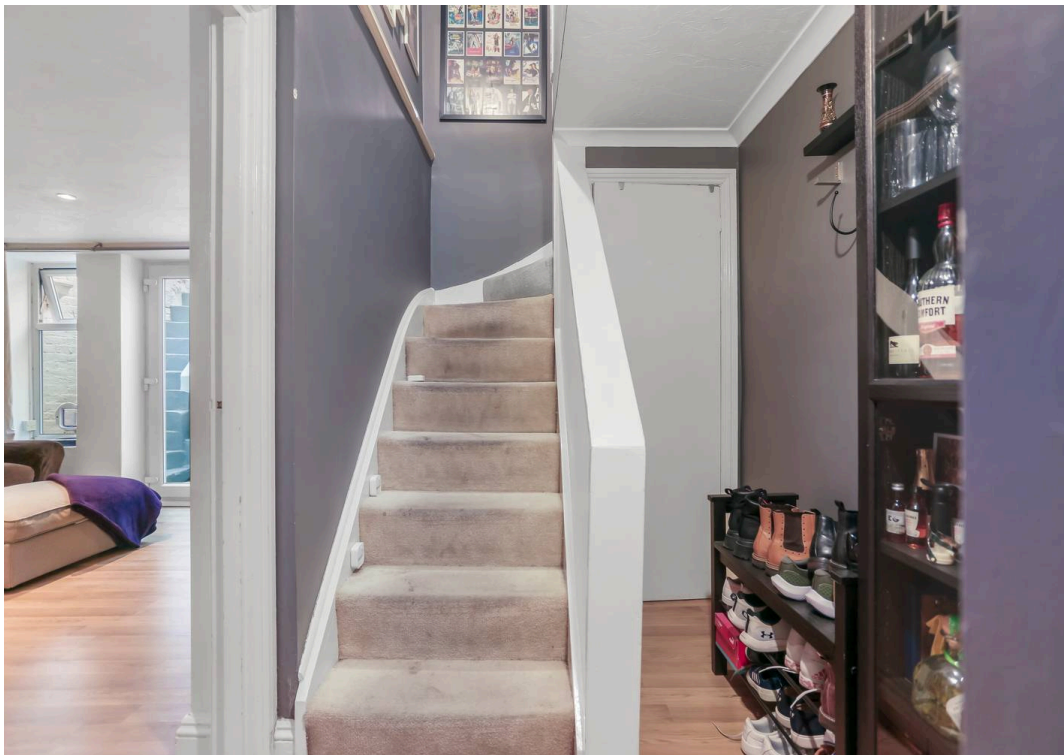
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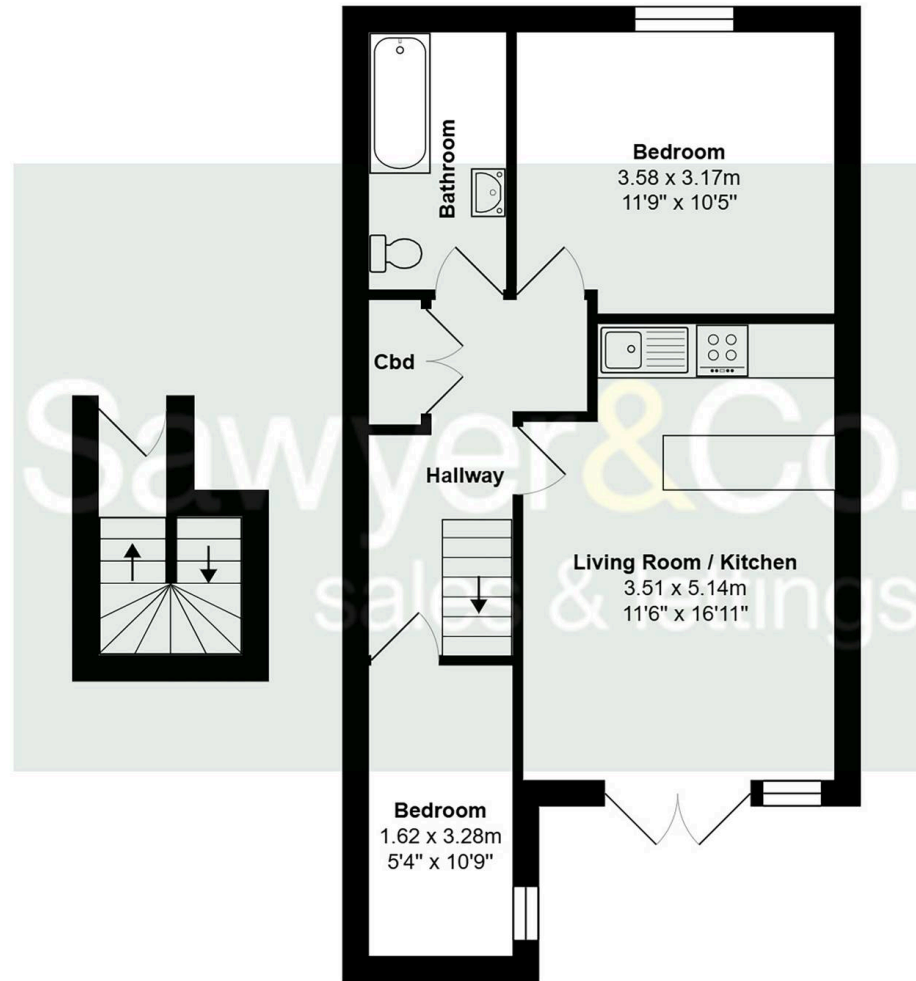
Unexpired term on lease: tbc

Service Charge: tbc

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







Total Area: 51.2 m² ... 551 ft²

All measurements are approximate and for display purposes only.



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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.