

**Spencer
& Leigh**

37A Newmarket Road, Brighton, East Sussex, BN2 3QG



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O.I.R.O £215,000 - Leasehold - Share of Freehold

- Lower ground floor flat
- One double bedroom
- Own private entrance
- Generously sized rear garden
- Share of Freehold
- Ideal first-time-buy or investment
- Excellent location with good access to shops and transport links
- Low outgoings
- Modern fitted kitchen
- Viewing highly recommended

This charming one-bedroom lower ground floor flat presents an excellent opportunity for first-time buyers or savvy investors. Spanning an inviting 410 square feet, the property boasts a private entrance, ensuring a sense of independence and privacy.

Upon entering, you will find a well-proportioned reception room that offers a comfortable space for relaxation and entertaining. The separate kitchen is functional and provides ample room for culinary pursuits. The flat features a generously sized bedroom, perfect for restful nights and a personal retreat.

One of the standout features of this property is the good-sized rear garden, which offers a delightful outdoor space for gardening, al fresco dining, or simply enjoying the fresh air. This garden is a rare find in a flat, making it a valuable addition to the home.

As a share of freehold property, this flat not only provides a sense of ownership but also the potential for long-term investment. Its prime location in Brighton means you are just a stone's throw away from the city's renowned amenities, including shops, restaurants, and the beautiful coastline.

In summary, this lower ground floor flat on Newmarket Road is an ideal choice for those looking to enter the property market or expand their investment portfolio. With its private entrance, separate kitchen, and lovely garden, it offers a perfect blend of comfort and convenience in one of the UK's most sought-after locations.



Brighton is something very special, a lively, cultured, sophisticated seaside town. Newmarket Road is ideally situated to take advantage of the express transport links to both Brighton and London along with nearby amenities in Lewes Road and Brighton city centre. Schools catering for all ages can be easily accessed.



Entrance
Entrance Hallway
Living Room
14'9 x 10'10
Kitchen
7'7 x 6'3
Bedroom
11'6 x 11'6
Shower Room/WC
6'11 x 5'11
OUTSIDE
Rear Garden
Property Information
Council Tax Band A: £1,719.63 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Restricted on street parking - Zone V
Broadband: Standard 6 Mbps, Superfast 80 Mbps and Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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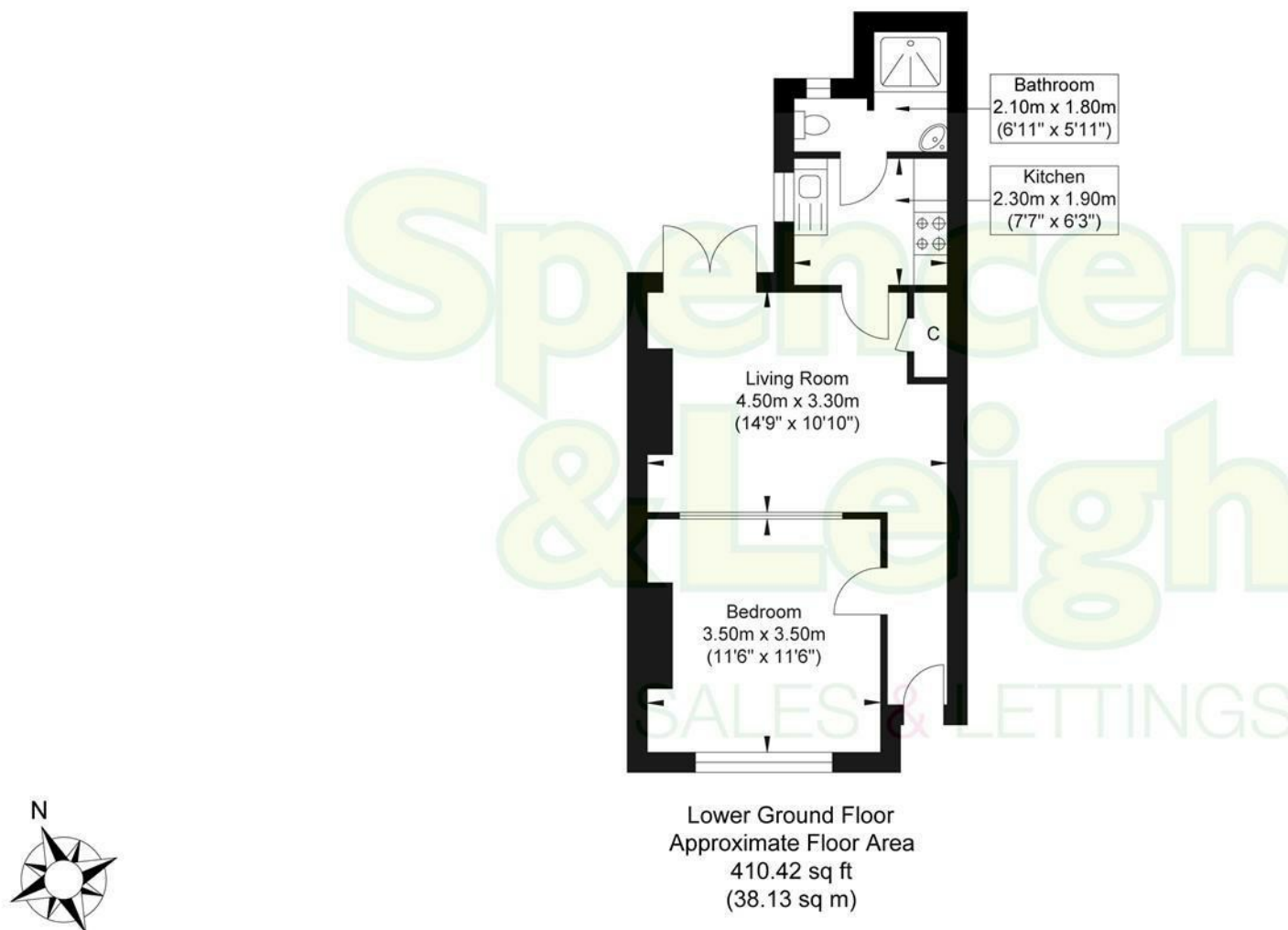


Council:- BHCC
Council Tax Band:- A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	75
England & Wales		EU Directive 2002/91/EC



Newmarket Road



Approximate Gross Internal Area = 38.13 sq m / 410.42 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.