



Rugby Place

Guide price £230,000

Guide Price £230,000 – £250,000.

Lextons are delighted to market this charming one bedroom apartment with west facing roof terrace, situated in a quiet cul-de-sac of attractive Victorian houses. Close to the beach, park and the edge of the south downs with nearby local shops, pubs and restaurants everything is in easy reach. This spacious home will appeal to first time buyers with the Lanes just five minutes away by cab and the station is easy to reach. It will also pique the interest of weekenders and investors as this tranquil street is within walking distance to Brighton Marina and Kemp Town Village.

Solid stone steps to the front door and as you enter the property a charming and spacious wooded staircase leads you to the first floor, where to the rear the West facing roof terrace can be found. On from here is a modern bathroom which is also nicely neutral with stone tiles throughout. Also, at the back of the property, the bedroom can be found which has plenty of space for a double bed as well as a large wardrobe and other furniture. To the front is an open plan kitchen/living area which is perfect for entertaining and flooded with natural light from two large sash windows. There is even a desk area that has been created in the corner – Perfect for those that needs to work from home now and then!

Rugby Place is situated on the eastern side of Brighton close to The Marina and Royal Sussex County Hospital. Local shops are close at hand as are frequent bus services to the City centre and surrounding areas. The seafront and East Brighton Park are a short walk away.



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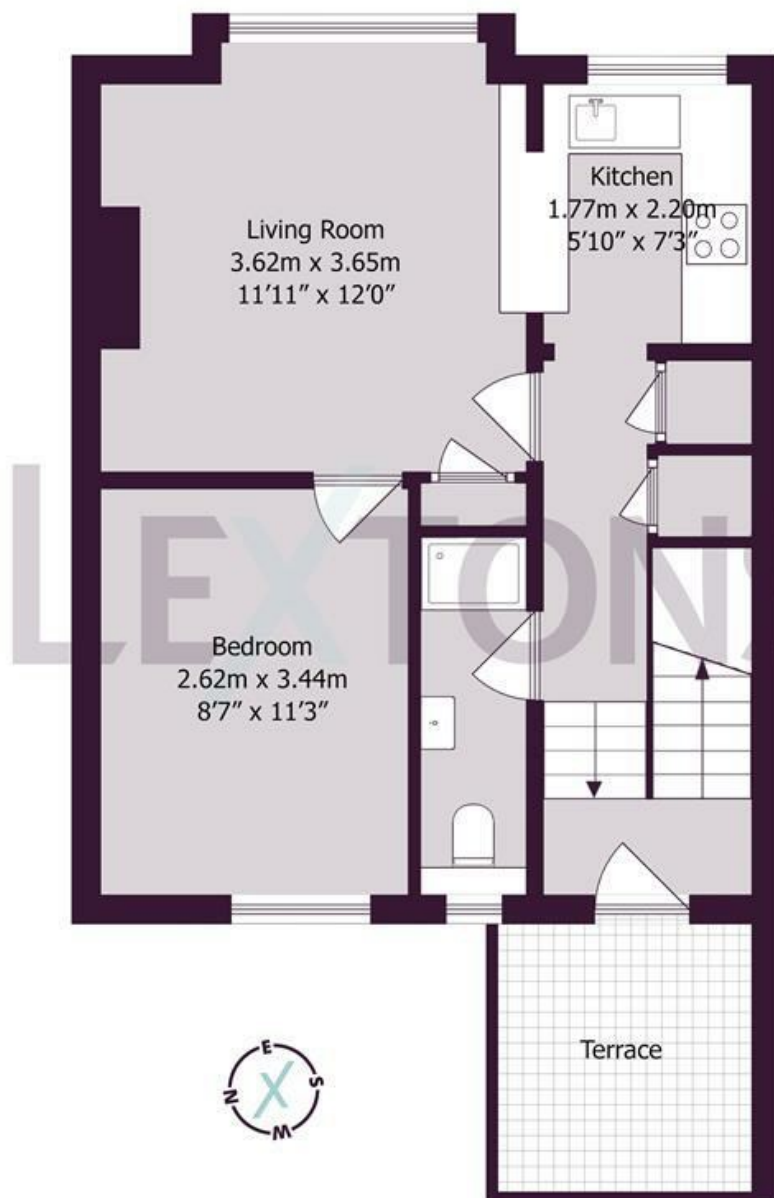


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Rugby Place, BN2

£230,000



Approximate gross internal floor area 40 sq m/ 431 sq ft

Whilst every care has been taken to ensure accuracy,
dimensions are approximate and for illustrative purposes only.

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Meet us here...

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