

# Bonchurch Road

## Brighton

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COMMERCIAL



# Bonchurch Road Brighton



2

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

\*GUIDE PRICE £290,000 - £300,000\*

A beautifully presented and thoughtfully designed two-bedroom garden apartment, occupying the garden level of a period building in the highly desirable Elm Grove district of Brighton.

Bright and airy throughout, this stylish home combines elegant interiors with outstanding outdoor space, creating a wonderful balance of city living and private retreat.

A welcoming central hallway provides access to all principal rooms. The generous living accommodation is complemented by a recently renovated contemporary kitchen, beautifully appointed and flooded with natural light from a large window overlooking the garden. A door opens onto a charming balcony terrace, seamlessly connecting the interior with the impressive west-facing rear garden.

Both bedrooms are well-proportioned, with the principal bedroom enjoying peaceful views across the garden. A particular highlight of the property is the unusually large private garden, offering a rare sense of openness and privacy. Framed by mature planting and raised flower beds, this delightful outdoor space enjoys an attractive outlook over established trees and a picturesque historic school building beyond. A true sun trap, it provides an idyllic setting for relaxing, entertaining and al fresco dining. A substantial garden shed offers excellent additional storage.

The contemporary bathroom has also been recently refurbished to a high standard, enhancing the home's turnkey appeal. To the front of the property, a private patio area provides further useful outdoor space, ideal for bicycle storage and everyday practicality.

Perfectly positioned in the heart of Elm Grove, the apartment is moments from a vibrant selection of independent cafés, popular pubs and local amenities. Brighton city centre, the seafront and Brighton railway station are all within easy walking distance, while excellent bus services provide convenient connections across the city.





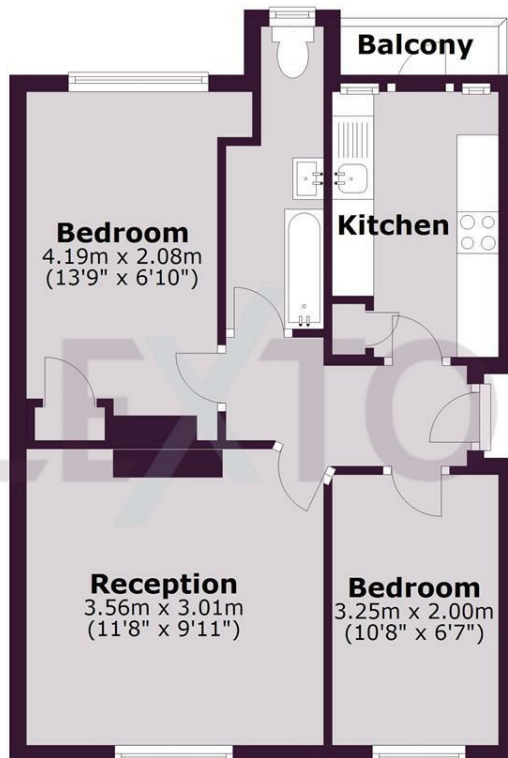




SCAN HERE TO OFFER ON THIS PROPERTY

### Garden Floor

Approx. 41.4 sq. metres (445.6 sq. feet)  
(excluding Balcony)



Total area: approx. 41.4 sq. metres (445.6 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	