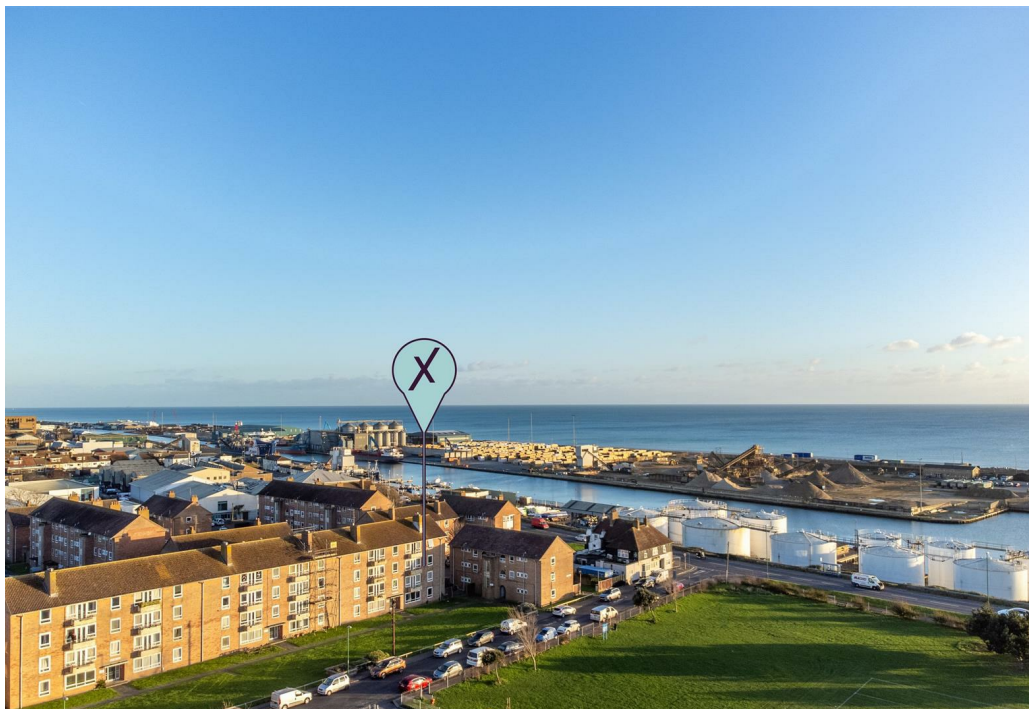


West Road

Brighton

LEXTONS /
SALES
LETTINGS
AUCTIONS
COMMERCIAL



About the property

GUIDE PRICE £270,000 - £280,000

An exciting opportunity to secure a beautifully refurbished, spacious three-bedroom apartment, perfectly positioned just moments from the shoreline of Shoreham Basin. Set on the second floor, this inviting home has been finished to an impressive standard throughout, offering light-filled interiors and comforting living space.

The expansive reception room is bathed in natural light from large windows and French doors, which open onto a south-west facing balcony. From here, enjoy views across the sea and the leafy open spaces of Fishergate Recreation Ground — an ideal setting to enjoy the sunset.

Adjacent to the reception room, the contemporary kitchen is designed for both style and sociable living. Featuring extensive worktop space, a sleek breakfast bar, and underfloor heating for additional comfort.

All three bedrooms are well-proportioned, bright, and inviting, complemented by a stylish modern family bathroom complete with a roll-top bath and separate walk-in shower. A valuable private storeroom on the ground floor adds further practicality and convenience.

With Fishergate Recreation Ground and Vale Park close by, and the coastal paths, shoreline, and beach just steps away, this property offers the best of coastal and outdoor living. Fishergate Train Station is within easy walking distance, ensuring effortless access to Brighton, Hove, and Shoreham.

West Road Brighton



3

BEDROOM

1

RECEPTION

1

BATHROOM







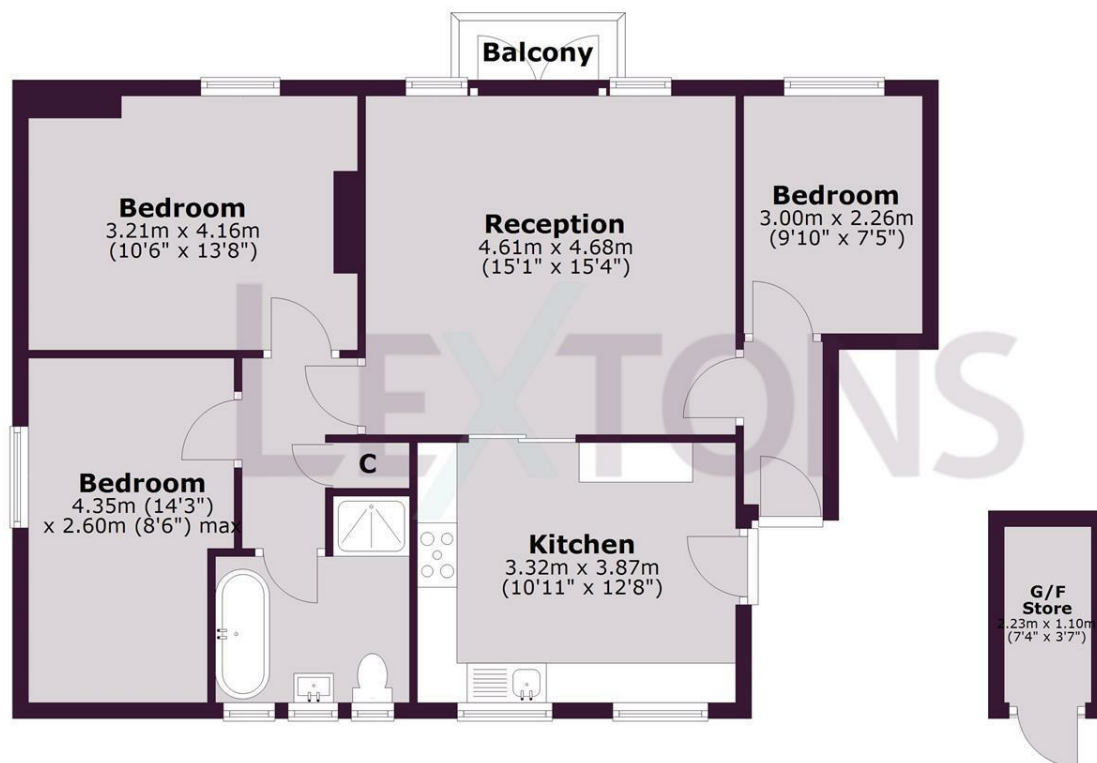


SCAN HERE TO OFFER ON THIS PROPERTY



Second Floor

Approx. 80.4 sq. metres (865.6 sq. feet)



Total area: approx. 80.4 sq. metres (865.6 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
Created for exclusive use for Lextons. All rights reserved.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/E.C.	

LEXTONS

Call our sales team to arrange
a viewing appointment:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ
hovesales@lextons.co.uk | www.lextons.co.uk