



## Flat 4, 20 Bristol Gardens, Brighton, BN2 5JR

Greenways Property are pleased to offer this spacious one-bedroom top floor apartment situated in the heart of Kemp Town Village, with access to the exclusive Kemp Town Enclosures.

Recently fully renovated throughout, the property features a brand-new kitchen and shower room, new carpets, and has been freshly decorated throughout.

The accommodation comprises an open-plan kitchen/living space with ample room for dining, a generous double bedroom with built-in wardrobes, and a modern shower room. Enjoying elevated views across North Brighton, the apartment is accessed via Bristol Gardens, just behind Sussex Square.

Offered with no onward chain. Viewing highly recommended.

**Guide price £265,000**

# Flat 4, 20 Bristol Gardens, Brighton, BN2 5JR



- One Double Bedroom
- Recently fitted kitchen
- No onward chain
- Top Floor Flat
- Recently installed shower room
- Use of Kempdown Enclosures
- Elevated views over North Brighton

## Entrance

Accessed from Bristol Gardens, there is a secure entry phone system with a pathway leading to a staircase. As you ascend, there are attractive views over the rooftops of North Kempdown.

## Entrance Hall

**8'3 x 3'4 (2.51m x 1.02m)**

Easterly aspect double-glazed window to the side, with doors leading to the principal rooms. Coved ceiling.

## Living Dining Room

**13'4 x 11'7 max (4.06m x 3.53m max)**

Open-plan room with a large easterly aspect window to the side, fitted with plantation shutter blinds. Spacious living area with ample room for a dining table. Radiator. Coved ceiling and open archway leading to the kitchen area.

## Kitchen

**11'2 x 7'11 (3.40m x 2.41m)**

Recently fitted kitchen with cream-coloured floor and wall-mounted units, complemented by wood-effect work surfaces. Four-ring gas hob with extractor fan over, stainless steel sink and drainer, electric oven and integrated appliances. Part-tiled walls. Double-glazed window to the rear with chimney pot views and plantation shutter blinds. Wood flooring.

## Bedroom

**11'5 x 10'3 (3.48m x 3.12m )**

Easterly aspect double-glazed window to the side with plantation shutter blinds. Built-in storage cupboard. Radiator.

## Shower Room

**9'10 x 4'11 (3.00m x 1.50m)**

Modern white suite comprising walk-in double shower cubicle, low-level WC with push-button flush, and wash

basin. Part-tiled walls and heated towel rail. Recently installed.

## Communal Gardens

Kemp Town Enclosures is a private communal garden, owned collectively by the freeholders of the 105 houses that make up the Kemp Town Estate.

Developed in the 1820s by Thomas Kemp, the estate comprises Sussex Square, Lewes Crescent, Chichester Terrace, and Arundel Terrace. The gardens were landscaped in 1828 by local horticulturist Henry Phillips, around the same time the estate was constructed, with the tunnel to the esplanade added circa 1830.

## Other information

Tenure - Leasehold

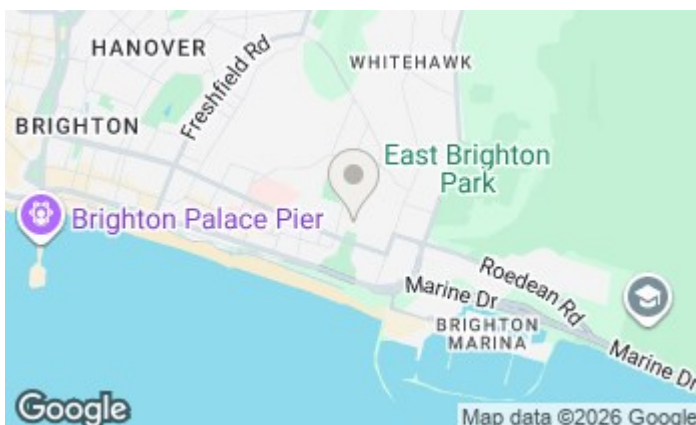
Lease – 954 years remaining

Ground Rent - Nil

Service Charge - Approx. £960 per annum

Council Tax Band - A

Local Authority - Brighton and Hove



## Directions

From Brighton Pier on Marine Parade/A259, head east along Marine Parade for approximately 0.9 miles. Turn left onto Eaton Place and continue to the end of the road. Turn right onto Eastern Road/B2066 and continue for approximately 250 metres, then turn left onto Church Place and continue for around 100 metres. Turn right onto Bristol Gardens; the property will be on the right-hand side.

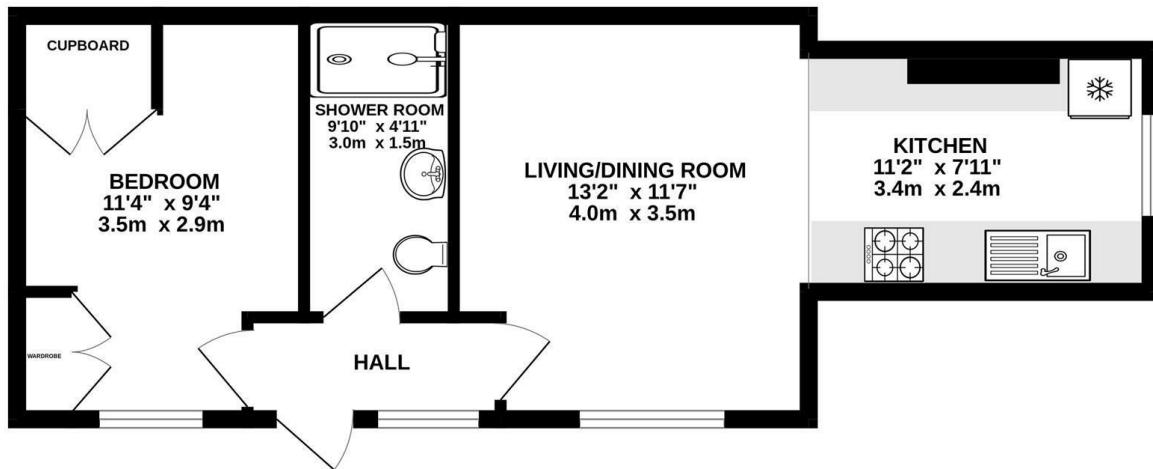
01273 28 68 98

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## THIRD FLOOR 452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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			
England & Wales		54	73
EU Directive 2002/91/EC			