



13 Rock Street, Brighton, BN2 1NF

£1,400 Per month

Greenways Property are delighted to present this well-presented one double bedroom lower ground floor apartment with private patio courtyard, ideally positioned in the heart of Brighton.

The accommodation comprises a spacious double bedroom, modern open-plan living area with fitted kitchen, bathroom, separate WC, and a private rear courtyard patio accessed directly from the living space. The property further benefits from gas fired central heating and partial double glazing throughout.

Conveniently located just a short walk from Brighton city centre, the seafront, Brighton Marina, the Royal Sussex County Hospital and American Express, this apartment is ideally suited for professionals seeking a well-connected coastal home.

COMMUNAL ENTRANCE

Door entry phone, door to the property.

ENTRANCE HALL

Stairs down to inner hall, door to:

OPEN PLAN LIVING ROOM AND KITCHEN

19'1 x 9'10 (5.82m x 3.00m)

KITCHEN AREA

Modern fitted kitchen featuring a range of wall and base units, stainless steel sink with mixer tap, integrated 'New World' hob with oven below, space for washing machine and fridge, part tiled splashbacks and ceiling downlighters.

LIVING ROOM

A bright and well-proportioned open-plan living space with sliding double glazed doors opening onto the private patio courtyard.

BEDROOM

14'11 x 13'1 (4.55m x 3.99m)

Generous double bedroom with southerly aspect double glazed window to the front, built-in storage cupboard and neutral décor.

SEPARATE WC

Low Level W/C and lino flooring.

BATHROOM

Fitted bathroom suite comprising bath with shower attachment, wash hand basin, tiled flooring, part tiled walls and frosted window.

PATIO

Private rear courtyard patio with raised planting area, accessed directly from the living room via sliding patio doors.

OTHER INFORMATION

UNFURNISHED

AVAILABLE DATE: 06.07.2026

COUNCIL TAX BAND: Tax band A

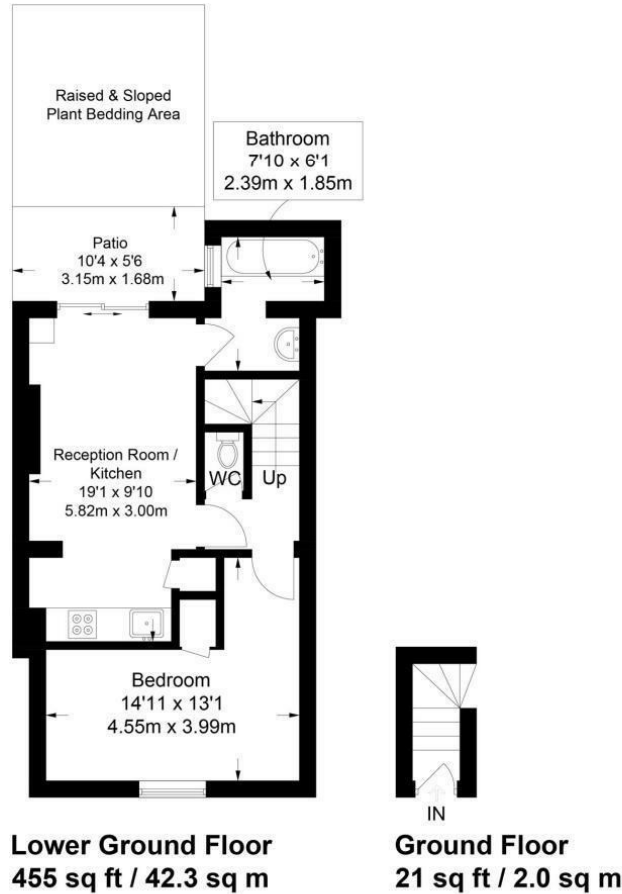
LOCAL AUTHORITY: Brighton and Hove Council

PARKING: On street permit parking - Permit Zone H

DEPOSIT: £1,615.40

HOLDING FEE: £323.08

Floor Plan

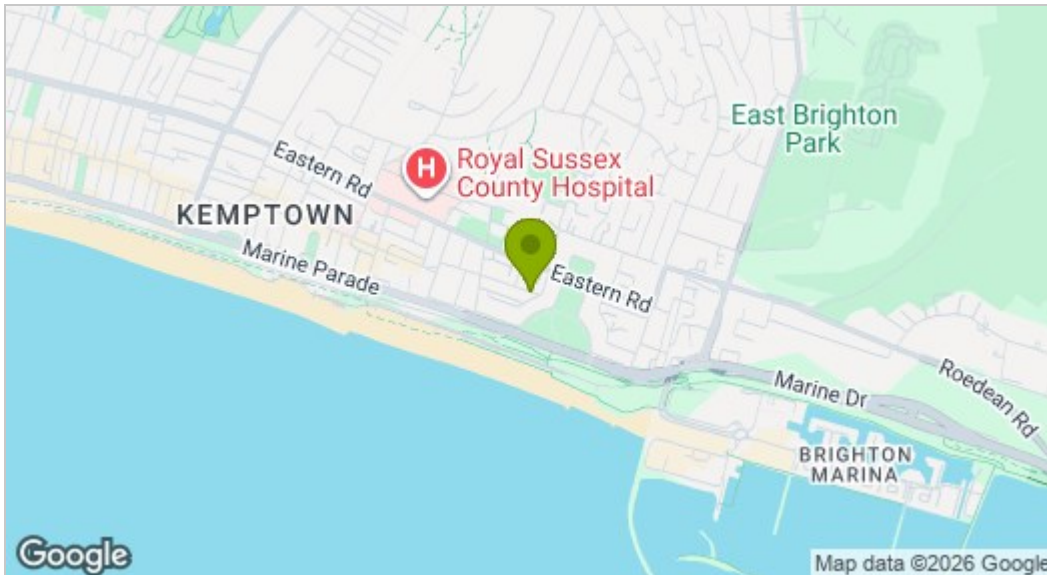


Approximate Gross Internal Area = 476 sq ft / 44.3 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Stanfords 2018



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	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/EC	

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.

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