



## 21A NEW ENGLAND ROAD BRIGHTON, BN1 3TU

LEASEHOLD

Set in the heart of Brighton's ever-desirable Seven Dials, this beautifully presented two-bedroom home combines classic charm with contemporary living. With its own private entrance, generous proportions and an elegant finish throughout, it offers the feel of a house in the setting of a prime city location.

Inside, the property has been lovingly maintained and thoughtfully updated. Two spacious double bedrooms provide room to grow, work or simply unwind, while the large modern bathroom features both a bath and separate shower.

The bright, separate kitchen is ideal for everyday living and entertaining, while the generous living space at the front of the home benefits from a beautiful bay window and plenty of natural light. With excellent storage, a long lease, and all the character you'd expect from a period home, this property stands out as a rare find.

All this, just a five-minute walk to Brighton Station with direct links to London, and moments from the cafés, boutiques and green spaces that make Seven Dials one of the city's most sought-after neighbourhoods.

# Nicholas James

SALES LETTINGS AUCTIONS





## New England Road, Brighton

Approximate Gross Internal Area = 78.4 sq m / 844 sq ft

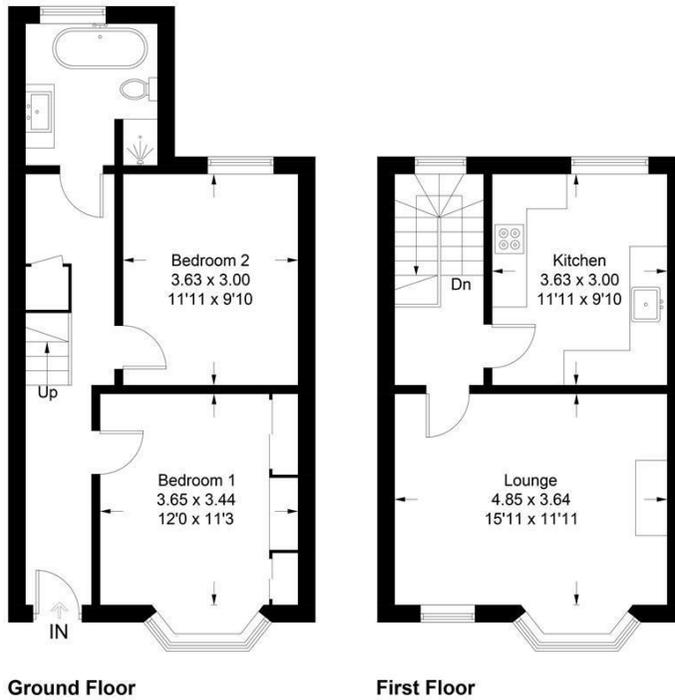


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1203479)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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