



## 42 WALPOLE ROAD BRIGHTON, BN2 0AB

£230,000  
SHARE OF FREEHOLD

Nestled on the charming Walpole Road in Brighton, this delightful ground floor one-bedroom garden flat offers a unique blend of period character and modern living. The property boasts a spacious layout throughout, with accommodation comprising; a double bedroom, separate living room, kitchen diner, bathroom and direct access to what has to be the stand out feature of of the flat, a south facing garden.

This home also benefits from superb views across the area and towards the sea and is sold with a share of the freehold and no onward chain.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





# 42 Walpole Road

Approximate Gross Internal Area = 48.1 sq m / 518 sq ft

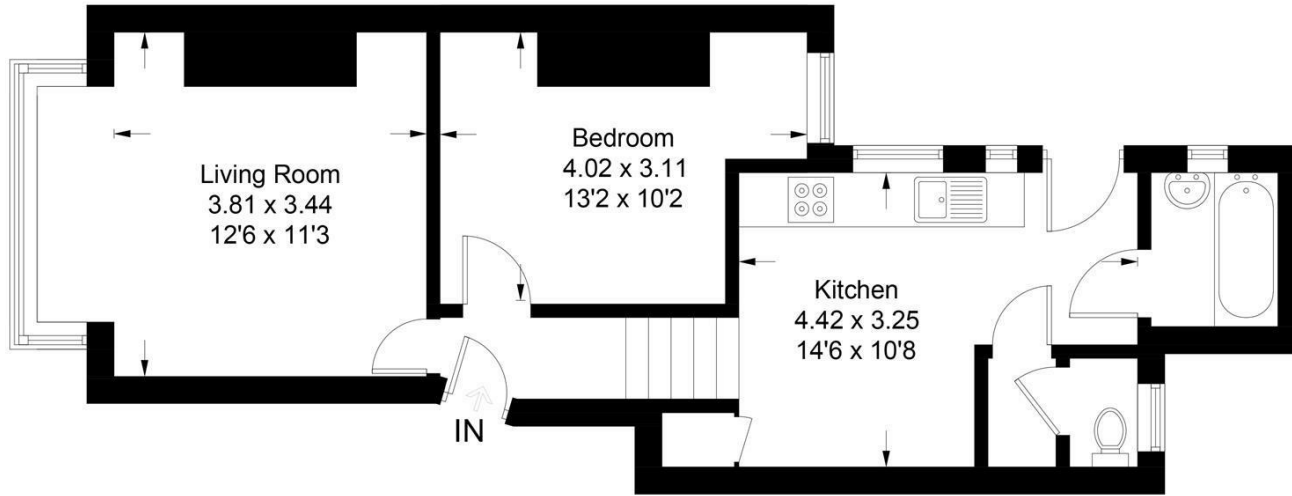


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1220781)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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