



87A SHAFTESBURY ROAD

BRIGHTON, BN1 4NG

£350,000
SHARE OF FREEHOLD

Guide Price £350,000 - £375,000. Beautifully modernised apartment with fantastic west facing garden. This superb lower ground floor apartment has undergone a full refurbishment to a high standard throughout. The impressive accommodation comprises; two bedrooms - one good sized double bedroom with bay windows and a second bedroom, quietly located to the rear of the property and accommodates a double bed. Stunning bathroom and lovely open plan lounge kitchen, cleverly designed with modern fitted kitchen and breakfast bar area. The double glazed patio doors lead into the good sized, delightful rear garden.

Located in one of the most popular areas of the City between Preston Park and Preston Circus, the property is a stone's throw away from the bustling London Road which benefits from restaurants, cafes, shops, bars and many other amenities. With its ideal location, you are at the heart of all major transport links in and out of the city. A one minute walk to London Road station and fifteen to Brighton station, there are excellent commuter links into central London.

Please note that some of this property's images have been edited to include virtual furniture

**Nicholas
James**
SALES LETTINGS AUCTIONS





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Approximate Gross Internal Area = 48.9 sq m / 526 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1252828)

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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