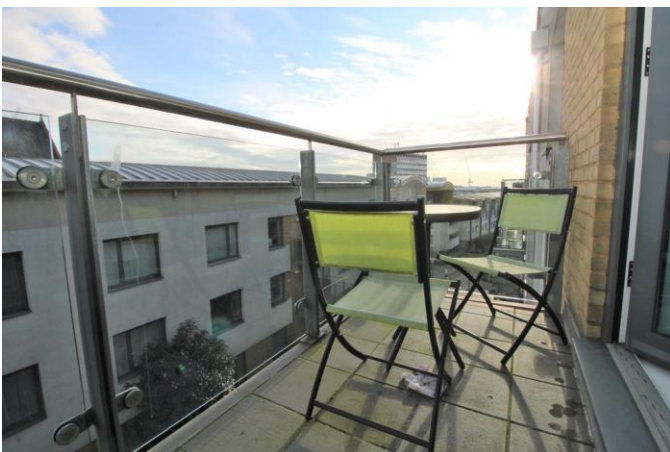


PHILLIPS & STILL

Horsted Court, Kingscote Way Guide Price £350,000 - £365,000



- A Spacious Luxury Third Floor Purpose Built Apartment
- Two Double Bedrooms
- 26ft Living Space With Private Balcony
- Bathroom And En Suite Shower Room
- Extremely Well Presented

To view all our homes: phillipsandstill.co.uk



Horsted Court, Kingscote Way, Brighton, BN1 4GJ



This fantastic third floor purpose built apartment is situated ever so conveniently in the heart of the City centre close to Brighton mainline railway station. With direct links to London and Gatwick, this property is perfectly located for any commuters. There is a lift to take you to the third floor and the balcony offers some stunning views across Brighton.

The apartment is very well presented throughout with crisp, neutral décor and accommodation comprising of a spacious entrance hall, fabulous 26ft open plan living space with ample space for both lounge and dining areas as well as housing an extensive modern fitted kitchen area with integrated appliances. There are also sliding patio doors onto your private balcony, a wonderful space to have to relax out on with a cold glass of something after a long day! You then have two double bedrooms, one with an en suite shower room and a further modern fitted family bathroom.

The location is second to none you are within walking distance of everything! You are just moments from the North Laine retail thoroughfare with its' mix of trendy boutique shops, cafes and restaurants. Our famous seafront promenade is also close by as well as Churchill Square shopping precinct. Living here you will really enjoy the hustle and bustle of this exciting City and you will never be short of things to do!

This superb property would make an impressive first home, buy to let investment or second / holiday property near the sea! Horsted Court is a highly desirable block in a highly desirable location and to fully appreciate this property internal inspection is highly recommended.



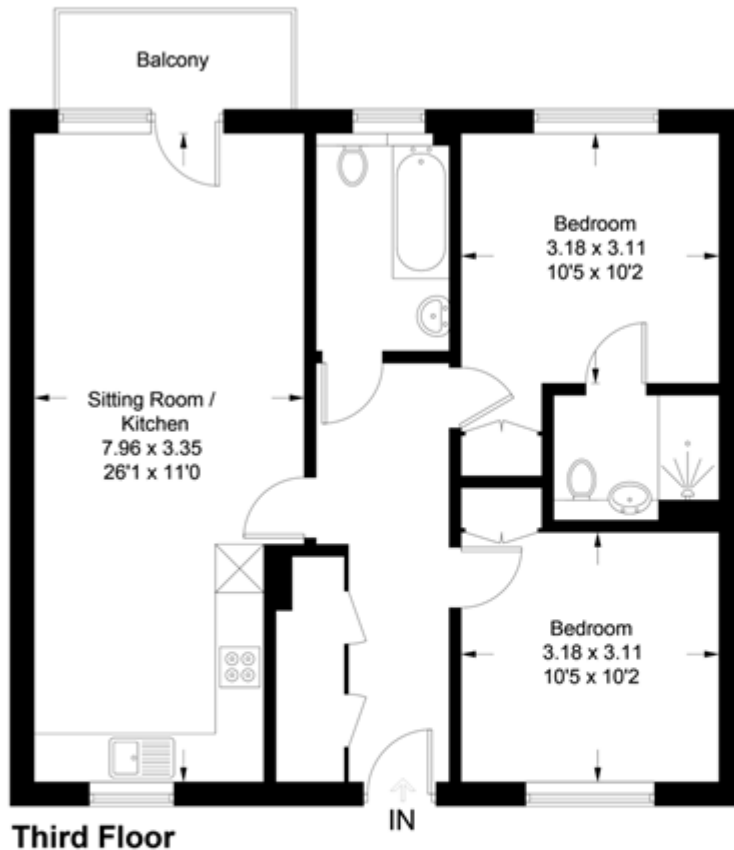
Picture this...

What a perfect home to come and relax in for the weekend... Everything is literally on your doorstep including a wide range of shops, bars, restaurants and many local attractions.

You can really soak up Brighton's cosmopolitan atmosphere as living here so why not take a short walk down to Brighton's famous seafront when you can enjoy the beautiful views and sunsets this City has to offer.

Horsted Court, 23 Kingscote Way, Brighton, BN1 4GJ

Approximate Gross Internal Area = 68.7 sq m / 739 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys © 2021

Accommodation

THIRD FLOOR

ENTRANCE HALL

OPEN PLAN LOUNGE & DINING ROOM

26' 1" x 11' 0" (7.95m x 3.35m)

MODERN FITTED KITCHEN AREA

MODERN FITTED BATHROOM

BEDROOM ONE

10' 5" x 10' 2" (3.18m x 3.1m)

EN SUITE SHOWER ROOM

BEDROOM TWO

10' 5" x 10' 2" (3.18m x 3.1m)

OUTSIDE

PRIVATE BALCONY

COMMUNAL GARDENS





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81

Agents Note:

Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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