

PHILLIPS & STILL

Duke Street, Brighton

Guide Price 265,000 - £275,000



- **A Stylish & Spacious Second Floor Converted Apartment**
- **Recently Refurbished To A High Specification**
- **One Double Bedroom**
- **Large Bay Fronted Lounge / Diner**

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Second Floor Flat 2, 33 Duke Street, Brighton, BN1 1AG



This luxurious recently refurbished second floor converted apartment is set in an extremely vibrant & exciting location right in the beating heart of Brighton City centre. Step outside your front door and you are moments from our picturesque seafront and it is also just a short walk to Brighton mainline railway station for anyone who commutes. Churchill Square shopping precinct & a huge and varied array of boutique & high street shops all around as well as a whole host of restaurants, cafes and bars.

The light and spacious living accommodation comprises of entrance hall, a large bay fronted lounge / diner with bespoke modern kitchen area, a double bedroom and a designer shower room. The property also benefits from a brand new 125 year lease and no onward chain.

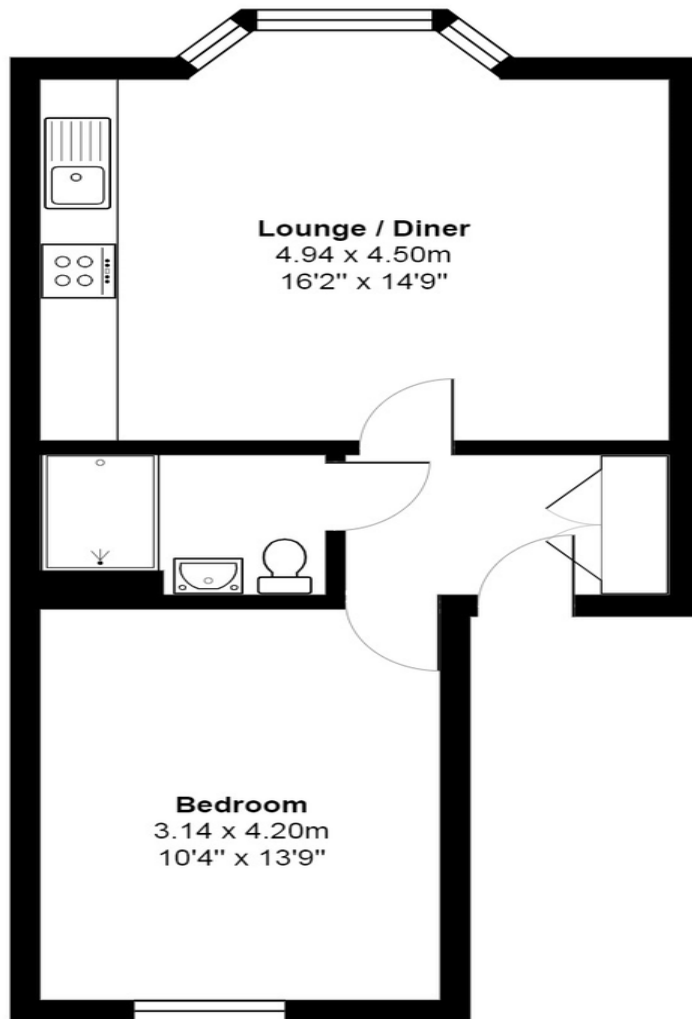
Living here will certainly never be boring with such a massive choice of food, drink and entertainment right on your door step! This apartment will attract all types of buyers as it makes a stunning main residence, brilliant buy to let investment or the perfect second / holiday near right in the beating heart of all the action Brighton has to offer!



Picture this...

They say it's all about "location location location" & this property epitomizes that saying! The only downside to living in such a fabulous City centre position will be the length of time it takes you to decide where to eat, drink & entertain yourself each day!

You won't need a car here as everything you could possibly need is well within a short walk of your front. And for anyone needing transport, Brighton mainline station & frequent reliable bus routes are close by!



Total Area: 42.0 m² ... 452 ft²

All measurements are approximate and for display purposes only

Accommodation

SECOND FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE / DINER
16' 2" x 14' 9" (4.93m x 4.5m)
BESPOKE MODERN KITCHEN
AREA

LUXURY SHOWER ROOM

DOUBLE BEDROOM
13' 9" x 10' 4" (4.19m x 3.15m)

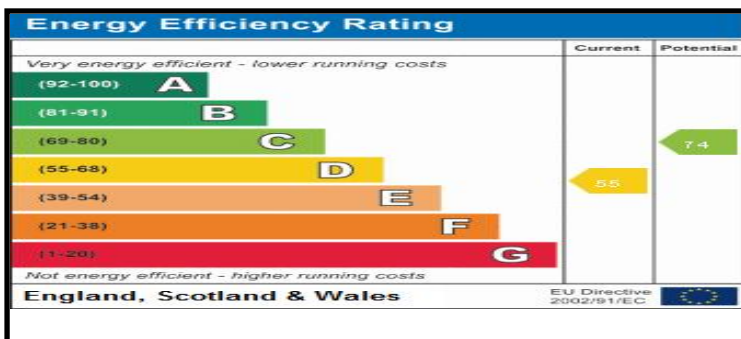




What to do next

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.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk