

PHILLIPS & STILL



## Imperial Arcade, Brighton, BN1 3EJ

- A Spectacular Top / Second Floor Apartment
- Refurbished Throughout To Extremely High Specification
- Four Double Bedrooms
- Close To Seafront & Brighton Mainline Station

- Currently Rented at £2,500 PCM

*Guide Price of £475,000 - £500,000*

- \*\*\*Perfect Investment Purchase\*\*\*

- Private Side Garden

- Superb City Centre Position Opposite Churchill Square





## Property Description

Here we have an extremely spacious and beautifully refurbished second / top floor apartment situated in the beating heart of Brighton City centre moments from Brighton mainline railway station and all the fabulous amenities that City centre living offers you. Our famous seafront, Churchill Square shopping centre, the bohemian North and South Laines, and a vast array of shops, cafes, restaurants, gyms, bars and entertainment are all just a short walk from your front door on Queens Road, North Street and West Street!

Once inside the apartment, you will be very pleased at how bright and spacious it feels. The unique semi-circular layout is well thought out and flows nicely with versatile living accommodation comprising of entrance hall, a separate modern fitted kitchen, four double bedrooms, two shower rooms, a cloak room and a stunning lounge / diner with sky light. Outside you'll find an attractive private side garden offering some brilliant urban roof top views.

Arcade Buildings is a stylish block in a prime location of Brighton City centre opposite Churchill Square shopping precinct. Presented in spectacular order and with no onward chain, this apartment is ready for someone to move straight into and will make an impressive home, buy to let investment or holiday / second property near the sea. You will never be short of things to do living here and you'll be certain of experiencing the full cosmopolitan lifestyle that Brighton is so well known for!





## Accommodation

SECOND / TOP FLOOR  
ENTRANCE HALL

REFITTED KITCHEN  
9' 1" x 6' 1" (2.77m x 1.85m)

CLOAK ROOM

SHOWER ROOM

BEDROOM TWO  
13' 9" x 12' 10" (4.19m x 3.91m)

BEDROOM THREE  
11' 2" x 11' 2" (3.4m x 3.4m)

BEDROOM ONE  
13' 9" x 13' 2" (4.19m x 4.01m)

BEDROOM FOUR  
12' 3" x 8' 10" (3.73m x 2.69m)

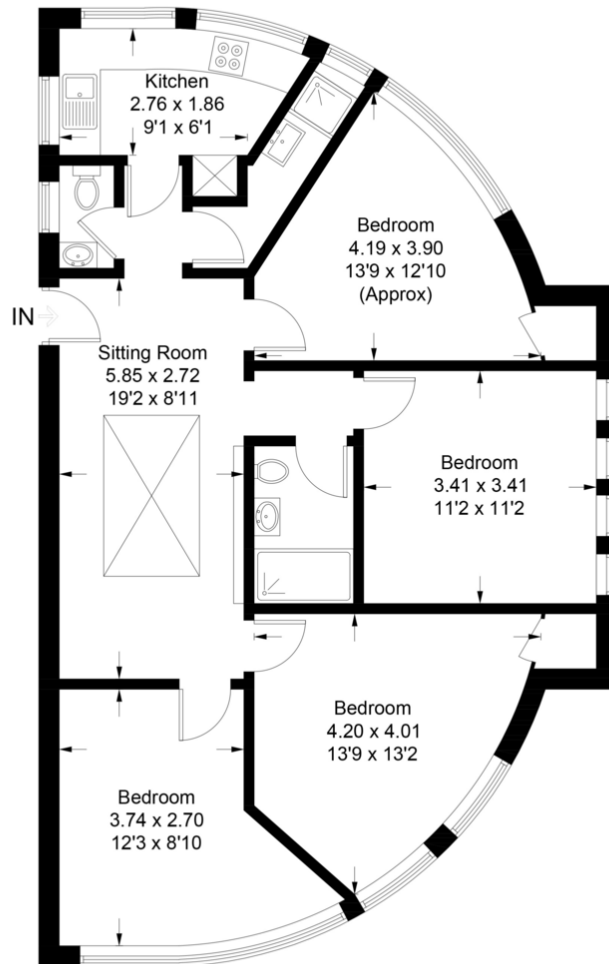
LOUNGE / DINER  
19' 2" x 8' 11" (5.84m x 2.72m)

OUTSIDE  
PRIVATE SIDE GARDEN



# Imperial Arcade, Brighton, BN1 3EA

Approximate Gross Internal Area = 86.1 sq m / 927 sq ft



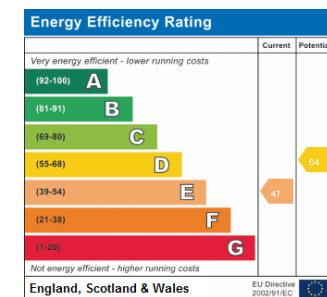
## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2022

## Picture this...

If you're a commuter then this apartment is perfectly positioned to save you plenty of time on your daily journey as Brighton mainline railway station is just a few minutes' walk away.

And when it comes to after work and weekends, whether it's fine dining you're into or comedy clubs, drinking cocktails then dancing the night away or shopping until you drop, there is something different for every night right outside your door in this exciting City centre location!



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

112 Western Road  
Brighton  
East Sussex  
BN1 2AB

www.phillipsandstill.co.uk  
01273 771111  
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm  
Sat-Sun: 9am - 5pm

