

Bletchley Court, Florence Road GUIDE PRICE £180,000 - £190,000



- A Ground Floor One Bedroom Purpose Built Apartment
- Lease Extension Required
- Allocated Parking Space
- Cash Buyers Only
- No Onward Chain

Bletchley Court, 50 Florence Road, Brighton, BN1 6DJ



Top Investment Opportunity... That is the best phrase to describe these highly sought after pair of apartments which are both situated in a sought after residential location on Florence Road which is within Preston Park conservation area. Bletchley Court is a low rise purpose brick built building which is well presented.

Blakers and Preston Park are both with easy reach and have ample recreational facilities available. Local schools, shopping facilities and the vibrant Fiveways with its range of local independent shops, cafes, supermarkets, bus services to the city centre and seafront. London Road and Brighton mainline station are also easily accessible providing commuter links to Gatwick and London.

The property itself consists of: Lounge which is bright and airy and perfect for relaxing in and entertaining guests or family. There is a fitted kitchen, bathroom, one double bedroom, a spacious hallway, allocated parking to the rear and both apartments come as chain free. Overall, these flats are 10 out of 10 investment opportunity for anyone looking for a quick buy to let, alternatively if you have the cash available then they could be a special home for anyone.



Picture this...

Imagine how it would feel to be able to walk out of your front door and take a short stroll into the centre of Brighton! There you can choose from an excellent array of nightlife and a wide selection of trendy restaurants, cafes, bars and public houses as well as a wide range of supermarkets and helpful little shops.

Alternatively, why not hop on a bus and take a short ride slightly further out of town to enjoy all that Sussex has to offer.

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Approximate Gross Internal Area
44.4 sq m / 478 sq ft



Ground Floor

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

Accommodation

GROUND FLOOR

HALLWAY

GROUND FLOOR

SITTING ROOM
16' 2" x 10' 9" (4.95m x 3.30m)

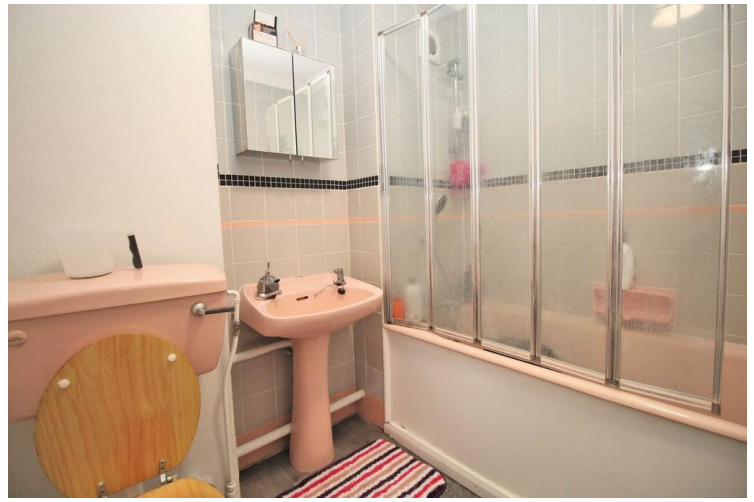
KITCHEN
9' 6" x 6' 3" (2.90m x 1.93m)

BEDROOM
13' 11" x 9' 11" (4.25m x 3.03m)

BATHROOM

OUTSIDE

ALLOCATED PARKING



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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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www.phillipsandstill.co.uk