

PHILLIPS & STILL



- A Brand New Three Bedroom Penthouse Apartment
- Fantastic Roof Terrace With Sea Views
- Share Of Freehold
- Six Year Build Warranty

Regent Hill, Brighton, BN1 3ED

Guide Price £480,000

An opportunity to acquire this amazing penthouse apartment which has been completely renovated throughout in this brand newly converted building located in the very heart of the city centre. The property is finished to a high standard and has a generous size accommodation with a fantastic roof terrace, sea views, share of the freehold and no ongoing chain.



## Property Description

Here we have a fabulous opportunity to acquire a property that is not only located in a prime position of the heart of Brighton but it is also spacious, light and beautifully presented throughout. This superb penthouse apartment is the perfect next home or buy to let property.

Internally, you have a larger than average entrance hallway with a W/C, the accommodation comprises of an open plan living area with ample space for lounge and dining furniture which features half hardwood flooring and half brand new carpets, doors leading out onto your own private roof terrace with miraculous views across the city roof tops and also allowing a lot of natural light to flow through the flat! The property offers a beautifully fitted kitchen with high gloss units and a variety of built in appliances.

As well as this you have a modern fitted bathroom, three large double bedrooms one of which has access onto the roof terrace and all are fitted with brand new grey carpets throughout.. Lastly the property offers communal bike store, a share of freehold and no on-going chain.

This is a penthouse apartment that will suit all buyers whether you're looking for a home, buy to let investment or second / holiday property near the sea, this is the place for you! Step out of your front door and you're central to everything you need including a vast array of local shops, restaurants, bars and cafes. If you commute to Gatwick or London, Brighton's mainline railway station is only moments away as is picturesque Brighton & Hove seafront. Living here would definitely be exciting and you would be certain to fully experience that cosmopolitan City lifestyle that Brighton and Hove is famous for!





# Accommodation

## PENTHOUSE

ENTRANCE HALLWAY

CLOAKROOM

OPEN PLAN LIVING ACCOMODATION  
19' 0" x 17' 9" (5.81m x 5.42m)

BEDROOM ONE  
13' 1" x 10' 9" (4.00m x 3.30m)

BEDROOM TWO  
12' 5" x 12' 1" (3.81m x 3.70m)

BEDROOM THREE  
11' 4" x 12' 1" (3.46m x 3.69m)

BATHROOM

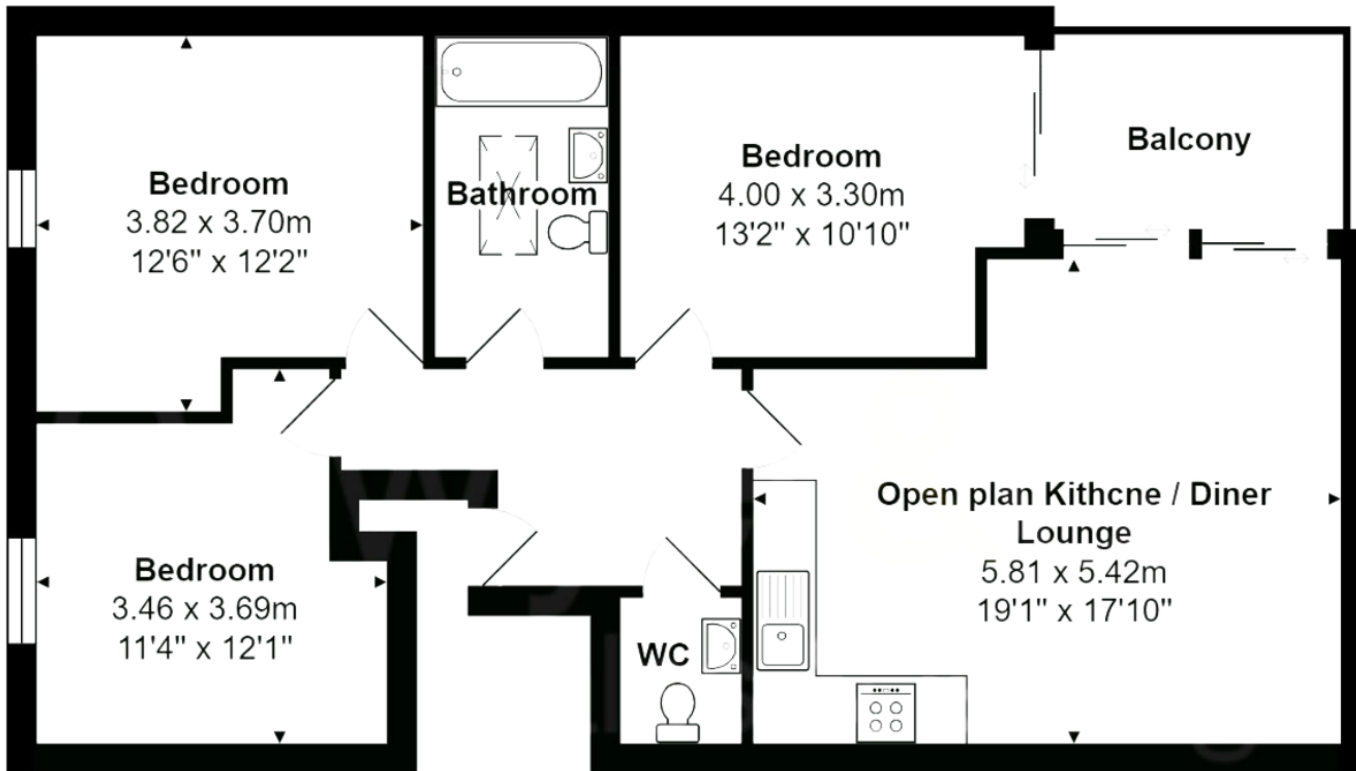
## OUTSIDE

ROOF TERRACE

BIKE STORAGE (Located in the communal hall)




Picture this...



Think how it would feel to walk out of your front door and straight onto the beautiful Hove lawns and seafront, there you can take a stroll along with an ice cream and enjoy Brighton & Hove's picturesque views.

Alternatively if you're looking for entertainment then you are within walking distance of the many bars, restaurants and local amenities which the City is so well

known for

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	81	81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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

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