

PHILLIPS & STILL

Regent Hill, Brighton GUIDE PRICE £360,000 - £380,000



- **A Brand New Ground Floor Two Bedroom Duplex**
- **Two Bathrooms**
- **No Chain And Excellent Condition Throughout**
- **Six Year Build Warranty**

To view all our homes: phillipsandstill.co.uk



Flat 1, 14 Regent Hill, Brighton, BN1 3ED



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 ground floor duplex is the perfect next home or buy to let property.

Internally, the accommodation comprises of an open plan living area with ample space for lounge and dining furniture which features hardwood flooring and one wonderful large east facing sash window 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, two large double bedrooms one of which has an en suite the other located downstairs and both are fitted with brand new grey carpets.. Lastly the property offers communal bike store, a share of freehold and no on-going chain.

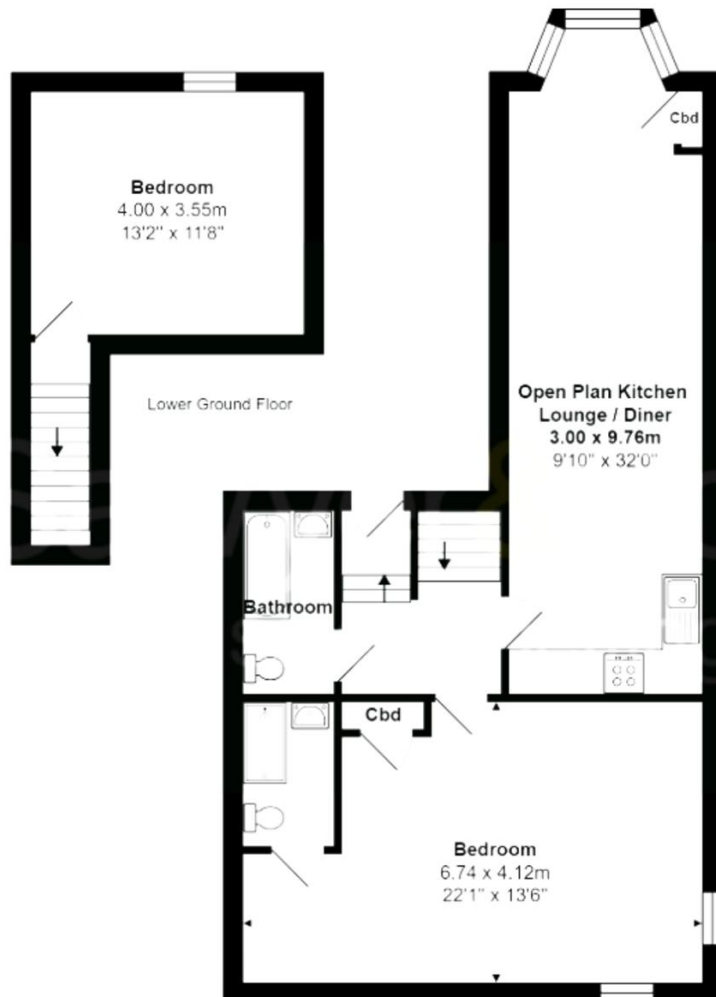
This is a duplex apartment that will suit all buyers whether you're looking for a home, buy to let investment or second / holiday property near the sea, this is the place for you! Step out of your front door and you're central to everything you need including a vast array of local shops, restaurants, 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!



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.



Accommodation

GROUND FLOOR

ENTRANCE HALL

OPEN PLAN LIVING
ACCOMODATION
9' 10" x 32' 0" (3.00m x 9.76m)

BEDROOM ONE
22' 1" x 13' 6" (6.74m x 4.12m)

EN SUITE SHOWER ROOM

BATHROOM

LOWER GROUND FLOOR

BEDROOM TWO
13' 1" x 11' 7" (4.00m x 3.55m)

BIKE STORAGE (Located in the
communal hall)

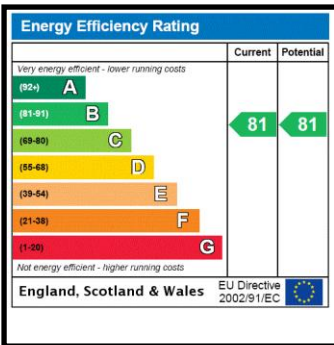




What to do next

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 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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