

PHILLIPS & STILL

Norfolk Square, Brighton

Asking Price Of £375,000



- A Spectacular Lower GF Converted Flat
- Large Beautiful Private Front Garden
- Just Under 1000 Sq. Ft.
- Two Double Bedrooms
- Impressive Lounge / Diner
- Two Further Private Courtyards

To view all our homes: phillipsandstill.co.uk



Norfolk Square, Brighton, BN1 2PD



They say it's all about location, location, location and that is definitely true of this spacious property! Situated just off Western Road with your front door looking down to our famous seafront promenade, you'll never be short of things to do here that is for sure. The vast array of trendy nearby eateries, fine wine bars, cafes and boutique shops is impressive and includes some of the best this City has to offer. Waitrose is also just along the road for your weekly shop as well as reliable bus routes & the bicycle share.

Internally you will be blown away by the impressive size of the living accommodation starting with a vast entrance hall measuring in excess of 37ft giving you ample space for an office / study area. You have two double bedrooms, a large front facing lounge / dining room with feature fireplace, separate kitchen / breakfast room and both a bath & shower room!

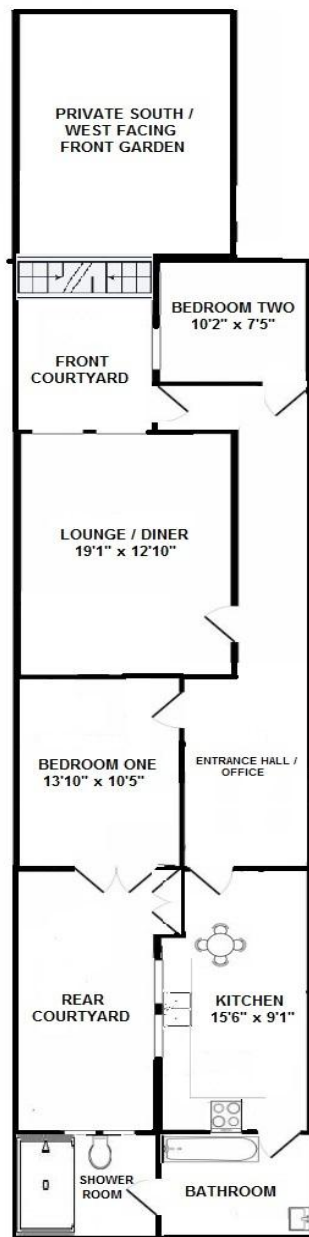
Your stunning South-Westerly front courtyard garden is a fantastic size & the perfect setting for your morning coffee, a little al fresco dining or a great space for pets or children to play out in. You then have two further private external courtyards - one outside your front door and a second to the rear of the flat accessed from the kitchen and master bedroom. This flat really does tick all the boxes and suits the needs of all buyers! It will make someone a perfect first home, buy to let investment or second / holiday property seconds from the seafront and viewings are highly recommended to fully appreciate everything on offer here!



Picture this...

Just imagine stepping out of your front door onto picturesque Square gardens or straight down a few steps onto the famous seafront promenade!

Alternatively, if you're feeling like staying at home, you have a choice of three fabulous private outside spaces here ideal for sunbathing, drinks & food in the sunshine or just general relaxing!



LOWER GROUND FLOOR

Norfolk Square, Brighton

Approx. 92 square meters (992 sq.ft.)

Accommodation

LOWER GROUND FLOOR

Private entrance into:

GRAND ENTRANCE HALL / OFFICE

In excess of 37ft

BEDROOM TWO

10' 2" x 7' 5" (3.1m x 2.26m)

LOUNGE / DINER

19' 1" x 12' 10" (5.82m x 3.91m)

BEDROOM ONE

13' 10" x 10' 5" (4.22m x 3.18m)

SEPARATE KITCHEN / BREAKFAST ROOM

15' 6" x 9' 1" (4.72m x 2.77m)

BATHROOM

Leading to:

SHOWER ROOM

With W.C.

OUTSIDE

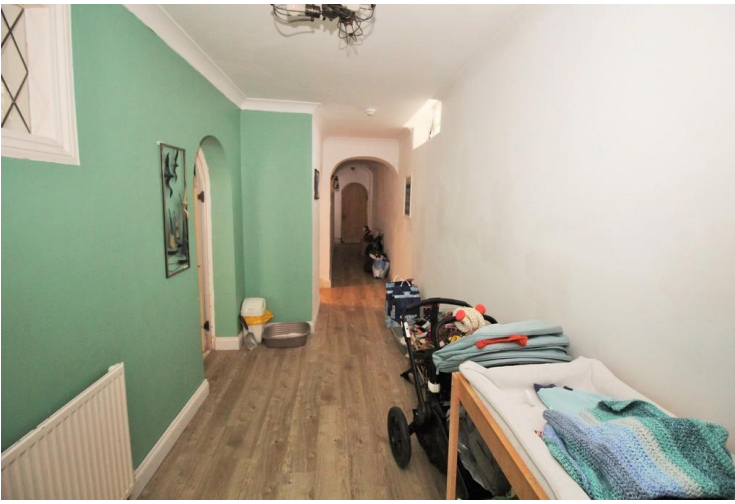
SPECTACULAR WEST / SOUTH FACING PRIVATE FRONT GARDEN

PRIVATE FRONT COURTYARD

PRIVATE REAR COURTYARD GARDEN

Accessed via kitchen and master bedroom

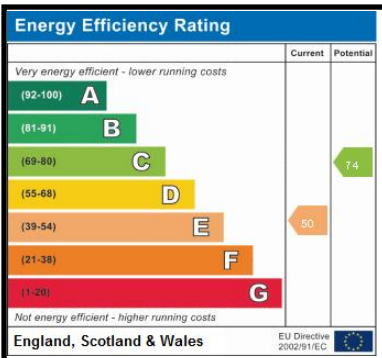




What to do next

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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