

Stone Street, Brighton

£250,000



- A Well Presented & Modern Top Floor Apartment
- One Double Bedroom
- Bright Open Plan Living Space
- Underfloor Heating Throughout
- Communal Garden With Bike Storage
- No Onward Chain

Stone Street, Brighton, BN1 2HB



This superb top floor converted apartment is well presented, modern and bright throughout featuring no onward chain. Stone Street is a peaceful road found right in the beating heart of Brighton City centre nestled between the hustle & bustle of Western Road and famous seafront. Churchill Square shopping precinct is very nearby if you can't find what you're looking for in the many shops on Western Road and Brighton mainline railway station is only a short walk away for anyone who commutes.

Set on the second / top floor of the building the flat is very quiet within and there is no worry of any noisy upstairs neighbours! Accommodation comprises of entrance hall, a large modern bathroom, double bedroom and the trendy open plan living space offering plenty of room for both lounging & dining as well as a great sized modern kitchen area with integrated appliances. You also have luxurious underfloor heating throughout to keep you toasty during those chillier months of the year!

This property is ready for someone to pack their bags & move straight into and will appeal to all buyers as it is a lovely first time buy, excellent air bnb or long term rental investment or the ideal holiday / second home by the sea for out of towners!



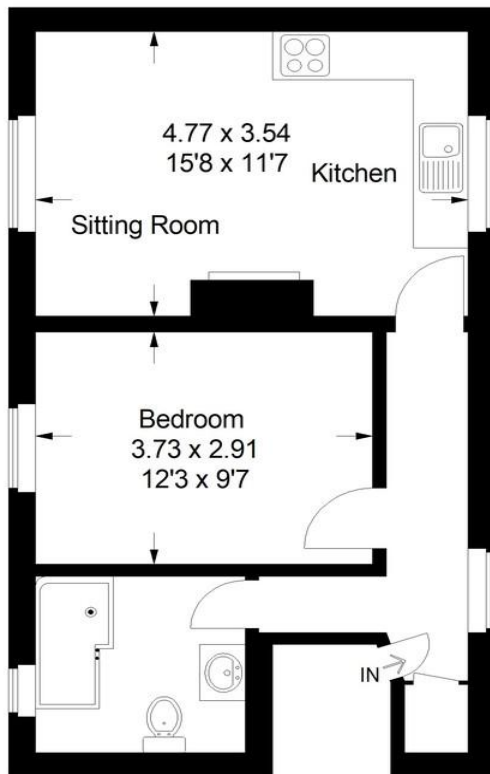
Picture this...

If you're looking for excitement and that cosmopolitan lifestyle that this City is so well known for then this is certainly the property for you as everything is just a few steps outside your front door...

For any sea swimmers, paddle boarders and beach goers the seafront is moments away which is amazingly convenient in the summer months!

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Approximate Gross Internal Area
40.2 sq m / 433 sq ft



Second Floor

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

Accommodation

SECOND / TOP FLOOR

ENTRANCE HALL

With a large built-in storage cupboard

MODERN BATHROOM

DOUBLE BEDROOM

12' 3" x 9' 7" (3.73m x 2.92m)

OPEN PLAN LOUNGE / DINER

15' 8" x 11' 7" (4.78m x 3.53m)

MODERN FITTED KITCHEN AREA

OUTSIDE

COMMUNAL REAR GARDEN

Accessed from communal entrance 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
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 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.

Phillips & Still

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www.phillipsandstill.co.uk