

# PHILLIPS & STILL

St. Margarets Place, Brighton

Guide Price £240,000 - £260,000



- Delightful one bedroom converted flat
- Separate lounge and kitchen
- Ideal first time purchase or buy to let
- Central Brighton Location
- Chain Free

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## Flat 3, 6 St. Margarets Place, Brighton, BN1 2FD



This delightful flat is situated in one of the most highly sought after locations in the Centre of town and is quite literally in the heart of everything Brighton has to offer. The property is positioned directly opposite Churchill Square Shopping Centre meaning you will never be short of things to do here! There are a wide range of shops, pubs and some of the city's finest eateries practically on your doorstep. Brighton & Hove's famous seafront is also just a short walk away, as is Brighton's Mainline Railway station for anybody who is looking to commute!

The property itself is set back from the road and is located on the first floor and consists of: bright and airy sitting room, separate fitted kitchen, double bedroom and family bathroom. The flat also has a separate storage room.

You can pack your bags and move straight in without delays here, as the flat is being offered with no ongoing chain. Overall this is the perfect first time, buy to let investment or holiday home for anyone wanting a flat in a city centre location.



## Picture this...

The location of this property could not be any more convenient with the hustle & bustle of Western Road just short stroll away. There you will find a huge and varied array of boutique shops, restaurants, trendy cafes, pubs, bars, convenience shops & supermarkets, gyms, beauty parlours...you name it, Western Road is where you'll find it!

Churchill Square shopping precinct is just seconds away if you want to shop 'til you drop!

### St Margarets Place, Brighton, BN1 2FD

Approximate Gross Internal Area = 39.5 sq m / 425 sq ft  
Out Building = 3.6 sq m / 39 sq ft  
Total = 43.1 sq m / 464 sq ft

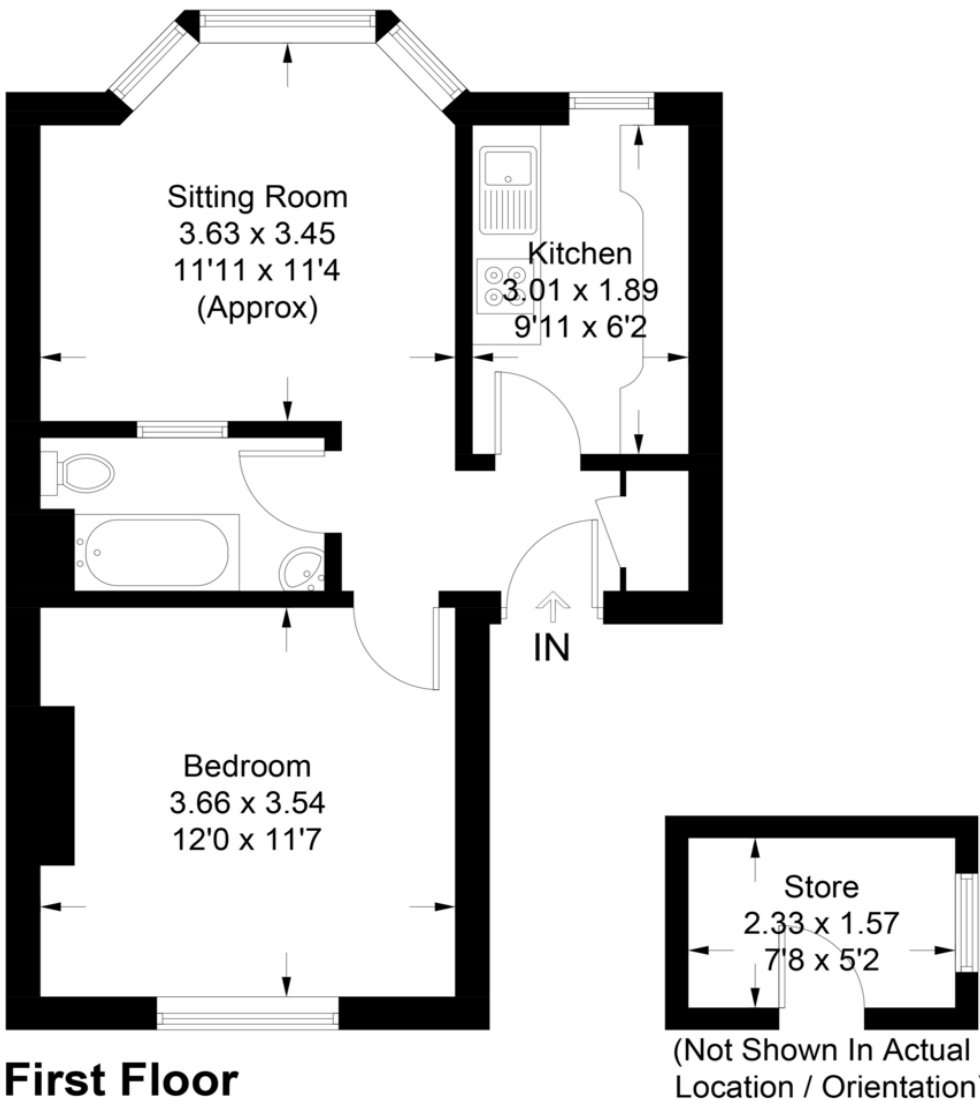


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2022

## Accommodation

### FIRST FLOOR

ENTRANCE HALL

SITTING ROOM  
11' 11" x 11' 4" (3.63m x 3.45m)

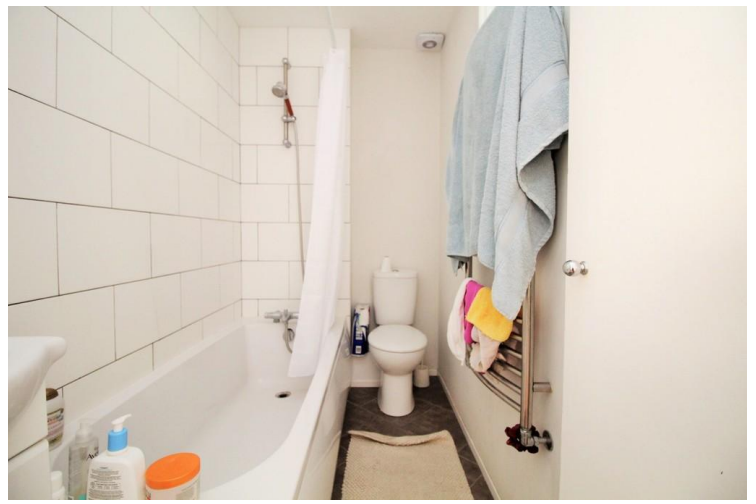
KITCHEN  
9' 11" x 6' 2" (3.02m x 1.88m)

BEDROOM  
12' 0" x 11' 7" (3.66m x 3.53m)

BATHROOM

SEPERATE STORE ROOM  
7' 8" x 5' 2" (2.34m x 1.57m)

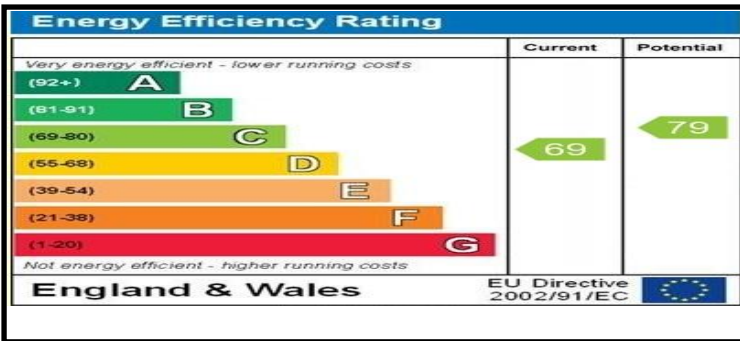




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto: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](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://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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