

PHILLIPS & STILL



- A delightful third floor newly renovated two bedroom apartment
- Excellent decorative order throughout
- Situated in the very heart of Brighton city
- A stone's throw away from Brighton seafront

Bartholomews, Brighton, BN1 1HG

Asking Price Of £325,000

A fantastic opportunity to acquire this third floor apartment which has been tastefully modernised throughout and is situated in the very heart of the city which is only a stone's throw away from the best shops, restaurants, bars and everything you could possibly need. Brighton's famous seafront is also only moments away to enjoy one of this cities most popular attraction



Property Description

This spacious third floor flat will make its' next owner a wonderful first home, fantastic buy to let investment or an ideally located second property / holiday home. The property is situated just off the seafront and once you step outside of your front door you will be stepping out into the beating heart of Brighton City centre. A huge array of boutique shops, restaurants, coffee shops, bars, pubs & clubs are on your doorstep so you'll certainly never spend a boring evening in living here!

The bright and well laid out living accommodation comprises of an entrance hall, bathroom, two double bedrooms, good sized sitting room, separate newly fitted kitchen and modern bathroom. Other benefits include electric heating and no onward chain so it is ready for you to pack your bags & move straight into!

As well as the wealth of amenities within stumbling distance, our famous & picturesque seafront is very nearby. Why not enjoy an evening stroll along the promenade with an ice cream or cone of chips whilst taking in the stunning sea views! It's the perfect property for anyone attracted to the bright lights & buzz of City life and you'll be certainly be guaranteed of experiencing Brighton's cosmopolitan lifestyle to the full!



Accommodation

THIRD FLOOR

ENTRANCE HALL

BEDROOM ONE

10' 7" x 9' 11" (3.23m x 3.02m)

KITCHEN

9' 9" x 9' 9" (2.97m x 2.97m)

SITTING ROOM

15' 3" x 14' 10" (4.65m x 4.52m)

BEDROOM TWO

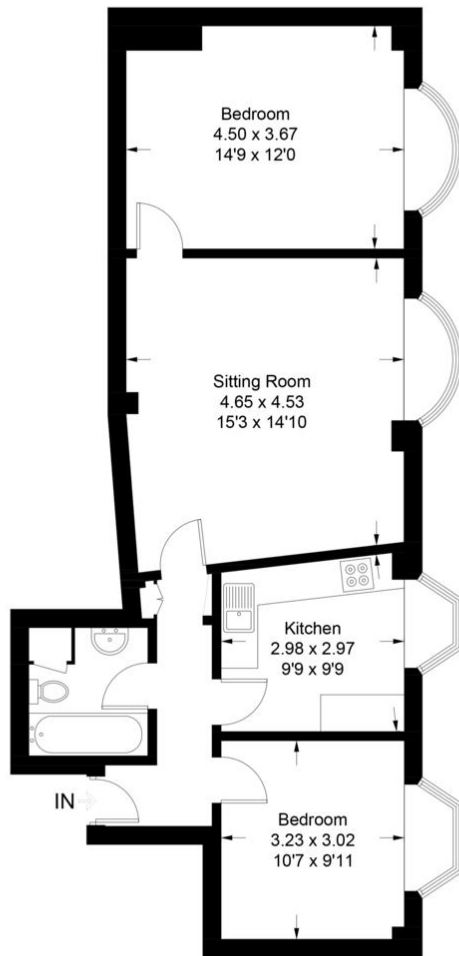
14' 9" x 12' 0" (4.5m x 3.66m)

BATHROOM



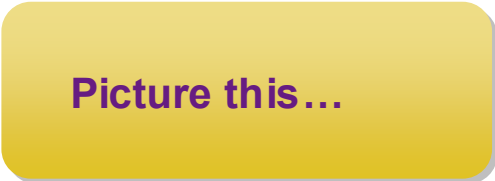
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Approximate Gross Internal Area = 68.6 sq m / 738 sq ft



Third Floor

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



They say it's all about "location location location" & this property epitomizes that saying! The only downside to living in such a fabulous City centre position will be the length of time it takes you to decide where to eat, drink & entertain yourself each day!

You won't need a car here as everything you could

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	42 E	
21-38	F		
1-20	G		

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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