

D'Aubigny Road, Brighton Guide Price £230,000 - £240,000



- A fabulous ground floor one bedroom apartment
- Fantastic communal rear garden
- Sought after location
- Good decorative order and high ceilings

Flat 2, 6 D'Aubigny Road, Brighton, BN2 3FT



A fantastic opportunity to acquire this spacious apartment which has been tastefully decorated throughout, the property occupies the ground floor of an imposing double fronted Victorian building and is situated in a very sought after location in Brighton.

The property is located in the Roundhill conservation area which has a huge selection of shops, cafes and bars which are all within walking distance, whilst the City Centre itself is within easy reach and only a short ride away. On top of this, the property falls in the catchment area for some of Brighton's most popular Schools and is only a short distance away from Brighton/London Road railway Stations, making it ideal for anyone looking to commute to London or Gatwick.

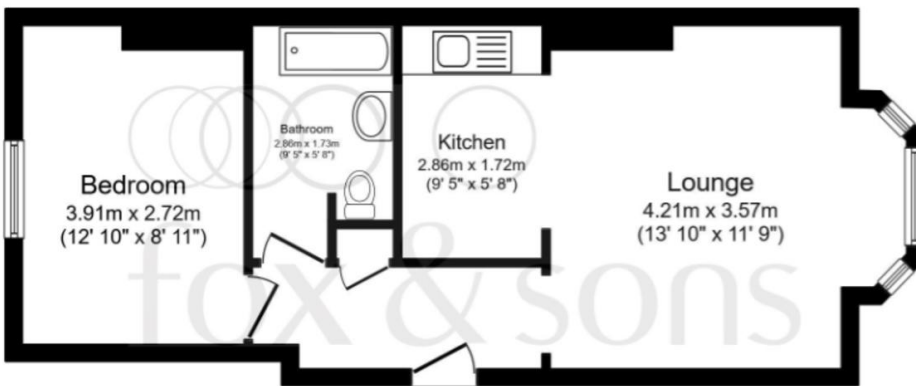
The apartment itself has a lot of character and high ceilings, with plenty of light pouring in through the sash windows. The accommodation comprises of: entrance hall, lounge, kitchen, bathroom, bedroom and a rare communal rear garden, which is perfect for relaxing in and maybe topping up your tan. Overall, this amazing apartment would make a great first time home or investment property for someone, as it ticks all the boxes!



Picture this...

This is the ideal property to come home to after a long day! Relaxing in your attractive communal rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short ride into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle.



Floor Plan

Total floor area 43.0 sq. m. (463 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by www.localagent.com

Accommodation

GROUND FLOOR

ENTRANCE HALL

LOUNGE

13' 10" x 11' 9" (4.22m x 3.58m)

KITCHEN

5' 8" x 9' 5" (1.73m x 2.87m)

BEDROOM

8' 11" x 12' 10" (2.72m x 3.91m)

BATHROOM

OUTSIDE

LARGE COMMUNAL REAR GARDEN





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	77 c
55-68	D		
39-54	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 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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