

# PHILLIPS & STILL

Windlesham Gardens, Brighton

Guide Price £250,000 - £265,000



- **A Fantastic First Floor Purpose Built Apartment**
- **Spacious Double Bedroom**
- **Spacious, Light & Well Presented Throughout**
- **Dual Aspect Lounge / Diner**
- **Modern fitted Kitchen**

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)





If for you it's all about location, location, location then this is the apartment for you! Situated in a highly sought after position in central Brighton, you have our famous seafront and the hustle & bustle of Western Road with its wealth of amenities & entertainment just a short walk South. And just a short stroll in the opposite direction is trendy Seven Dials and Brighton mainline railway station for anyone who commutes. Who could ask for more in walking distance from their front door!

Set on the first floor of Windlesham Court, this apartment is pleasingly spacious, bright and well presented throughout. You have large double-glazed windows in all rooms filling the property with natural light and the layout is well planned with all rooms accessible from the main living room. Accommodation comprises of a generous double bedroom, modern fitted bathroom with bath & shower, a stylish newly fitted separate kitchen area and finishing with the fabulous dual aspect lounge / diner.

This idyllic apartment is the perfect first time home, buy to let investment or second / holiday property in the beating heart of Brighton City centre. You'll certainly never get bored living here and you'll definitely be sure of experiencing that cosmopolitan City lifestyle to the max! St. Ann's Wells Gardens is nearby and has brilliant tennis courts, Cafe and green space.



## Picture this...

The choice of evening & weekend entertainment close by is endless, the hard part will be deciding between it all! Everything is within easy reach... fine dining, cocktail bars, trendy cafes, comedy clubs, the theatre, the cinema, boutique shops, Churchill Square shopping mall and so much more! What an exciting place to be!

### Windlesham Court, Windlesham Gardens, Brighton, BN1 3AP

Approximate Gross Internal Area = 49.9 sq m / 537 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2021

## Accommodation

### FIRST FLOOR FLAT

SITTING ROOM/DINING ROOM  
22' 4" x 16' 2" (6.81m x 4.93m)

RECESS KITCHEN

BEDROOM  
16' 3" x 10' 2" (4.95m x 3.1m)

FAMILY BATHROOM

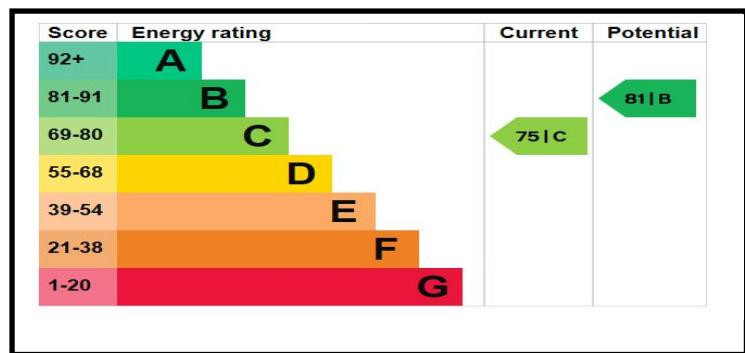




## What to do next

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.helpetbuy.org.uk](http://www.helpetbuy.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**  
**01273 771111**

[westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk)  
112 Western Road, Brighton, East Sussex, BN1 2AB  
[www.phillipsandstill.co.uk](http://www.phillipsandstill.co.uk)