

PHILLIPS & STILL

Grove Hill, Brighton

Guide Price £250,000 - £265,000



- Two double bedroom purpose built flat
- Spacious living accommodation
- West facing balcony
- Ideal for first time buyer or buy to let
- No onward Chain

To view all our homes: phillipsandstill.co.uk

Ecclesden, Grove Hill, Brighton, BN2 9NG



A spacious second floor apartment set in a purpose built block in Brighton. This fabulous apartment itself comprises: entrance hall with storage, bathroom with separate W.C, two large double bedrooms with built in wardrobes, separate fitted kitchen and good sized lounge with door leading onto the west facing balcony.

The property is in a great location close to all local amenities and within walking distance of Brighton City centre. More specifically it is located on Grove Hill in Brighton and is just a short walk into the city centre. Brighton's iconic seafront is just 0.6 miles away and the mainline station is just 0.7 miles away with brilliant links to London. A huge selection of bars, cafe's, restaurants and shops are within close proximity as well as everything else Brighton has to offer.

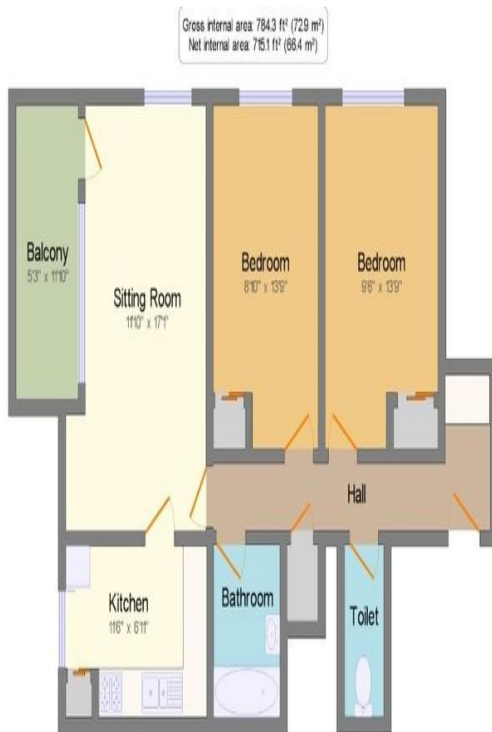
The property has also been sold with no onward chain!



Picture this...

This is the ideal property to come home to after a long day. Relaxing on your attractive private balcony whilst enjoying a few drinks in the sun, could there be a better way to switch off?

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



This plan is for illustrative purposes only. Plan not to scale.

Floor Plan

Accommodation

FIFST FLOOR FLAT

ENTRANCE HALL

SITTING ROOM
11' 10" x 17' 1" (3.61m x 5.21m)

BALCONY
5' 3" x 11' 10" (1.6m x 3.61m)

BEDROOM ONE
13' 9" x 9' 6" (4.19m x 2.9m)

BEDROOM TWO
8' 10" x 13' 9" (2.69m x 4.19m)

KITCHEN
11' 6" x 6' 11" (3.51m x 2.11m)

BATHROOM

WC





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	73 C	74 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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