

PHILLIPS & STILL

Western Street, Brighton

Guide Price £230,000 - £240,000



- *****GUIDE PRICE £230,000 - £240,000*****
- **A fantastic ground floor one bedroom apartment**
- **Excellent condition throughout**
- **Situated opposite Brighton beach front**
- **No onward chain**

To view all our homes: phillipsandstill.co.uk



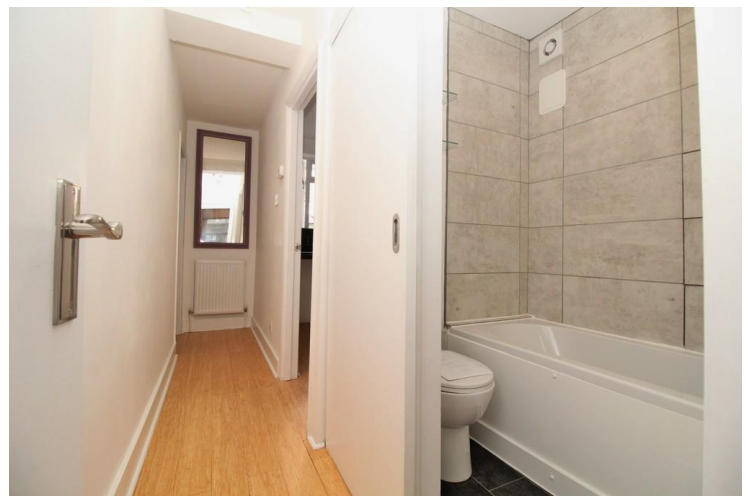


This one bedroom ground floor apartment is situated in a great location adjacent Brighton/Hove beach front making it an ideal choice for those that want to live close to the sea.

The apartment is in excellent condition throughout with quality bamboo flooring, modern kitchen and bathroom, and gas central heating.

Centrally located, the apartment benefits from numerous bars, restaurants and cafes nearby and is also within easy walking distance of an abundance of shops, leisure facilities and cultural amenities.

Perfect home beside the sea, first time buyer or investment. An opportunity to enter the exciting Brighton property market.



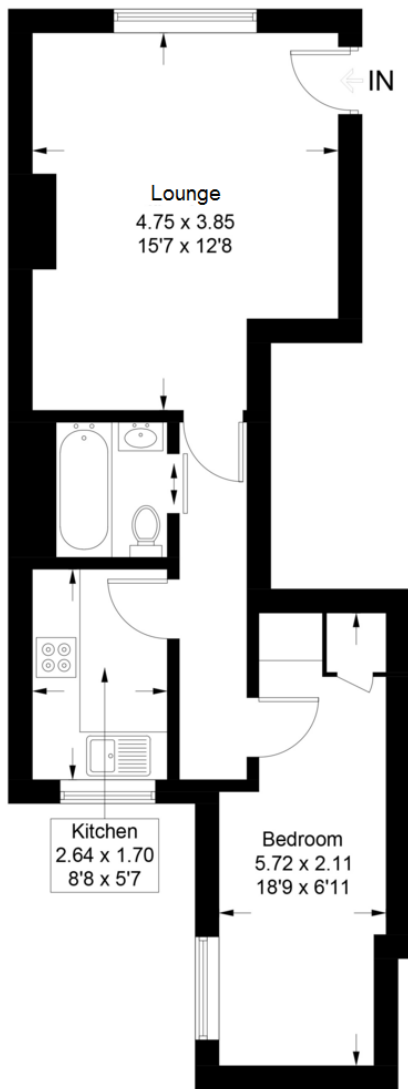
Picture this...

Just imagine stepping out of your front door and being central to everything Brighton has to offer...

If you're feeling a little more adventurous then why not go for a short stroll down the road to Brighton's famous beach front. Here you can meet some friends and family in one of the many cafes on the promenade. What a great way to spend your weekend!

Western Street, Brighton, BN1 2PG

Approximate Gross Internal Area = 40.6 sq m / 437 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Accommodation

GROUND FLOOR

ENTRANCE HALL

LOUNGE

15' 7" x 12' 8" (4.75m x 3.86m)

BATHROOM

SEPARATE KITCHEN

8' 8" x 5' 7" (2.64m x 1.7m)

DOUBLE BEDROOM

18' 9" x 6' 11" (5.72m x 2.11m)

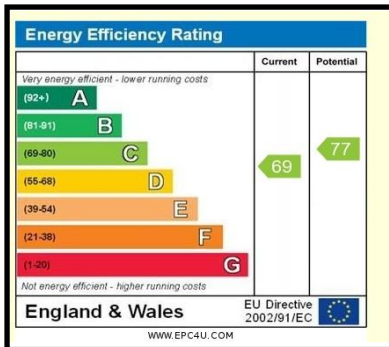




What to do next

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.



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.

Phillips & Still

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