

PHILLIPS & STILL



- A delightful one bedroom converted flat
- Spacious open plan living accommodation.
- Good size balcony with distant sea views
- Excellent decorative order throughout
- Chain Free

St. Michaels Place, Brighton, BN1 3FT

Asking Price Of £325,000



Property Description

They say it's all about location, well it certainly is with this stylish flat in the highly sought after Clifton Hill / Seven Dials area. A location fast becoming the trendiest address in Brighton due to its close proximity to Brighton train station and easy access into the City centre and seafront.

Known locally as the 'village', the Clifton Hill / Seven Dials area has it all going on! Great local High Street and boutique shops, fabulous cafes, trendy bars and some of the finest eateries the city has to offer.

The flat itself is beautifully presented with a very spacious open plan lounge/kitchen, stunning shower room and a good size double bedroom. The piece de résistance must be the delightful balcony which is easily big enough for a table and chairs and the perfect place to enjoy your morning coffee. The apartment also offers good additional storage which is a real bonus in any flat.

You will want to arrange to view this property as quickly as possible to avoid missing out on this perfect first home, buy to let investment or even a holiday home by the sea!



Accommodation

ENTRANCE HALL

SITTING ROOM/KITCHEN
20' 8" x 20' 8" (6.3m x 6.3m)

SHOWER ROOM

BEDROOM
13' 0" x 9' 8" (3.96m x 2.95m)

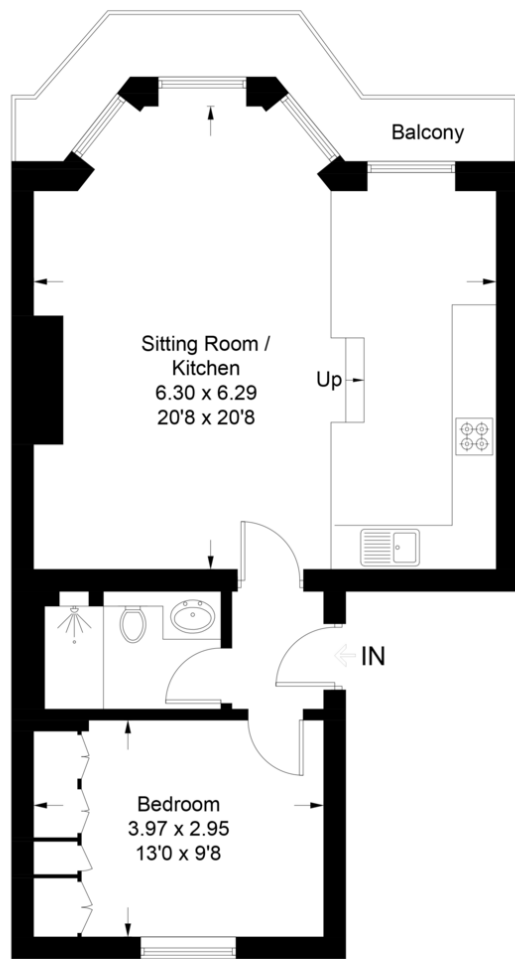
OUTSIDE

PRIVATE BALCONY
(with distant sea views)



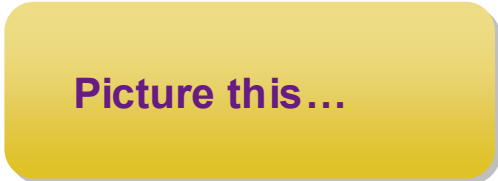
5 St Michaels Place, Brighton, BN1 3FT

Approximate Gross Internal Area = 56.3 sq m / 606 sq ft



First Floor

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



Picture this...

What better way to enjoy your weekend than to take a short stroll along to the City Centre. Alternatively why not relax after work with a glass of wine on your own private balcony.

Say goodbye to needing a car and say hello to everything being on your doorstep! For commuters this property and location is like paradise, as you can easily walk to Brighton mainline station in minutes.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 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 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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