

PHILLIPS & STILL

Kenya Court, Windlesham Gardens

Guide Price Of £230,000 - £240,000



- A delightful top floor one bedroom purpose built flat
- Balcony
- Superb location close to the city centre, Seven Dials and Brighton Station
- Good decorative order

To view all our homes: phillipsandstill.co.uk



10 Kenya Court, Windlesham Gardens, Brighton, BN1 3AU



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!

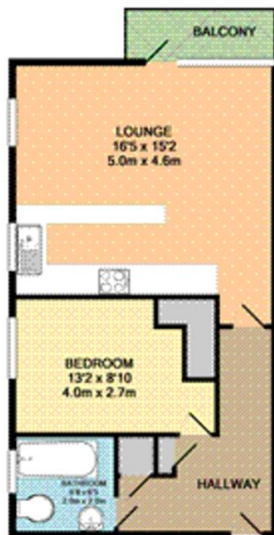
Set on the top floor of this popular block in Windlesham Gardens, this apartment is pleasingly spacious, bright and well presented throughout. You have large double glazed windows in all rooms filling the property with natural light and the layout is well planned. Accommodation comprises of: a generous double bedroom, modern fitted tiled bathroom, open plan living space with a stylish fitted separate kitchen area and fabulous dual aspect lounge with access to a balcony, which is perfect for relaxing on with a glass of something after a long stressful day.

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!



TOTAL APPROX. FLOOR AREA 514.50 FT. (47.8 SQ.M.)

All dimensions have been taken to ensure the accuracy of the floor plan. All measurements are taken to the center of the room, window, door and any other opening. All measurements are taken to the center of the room, window, door and any other opening. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and requirements as to their operation or efficiency can be given. Made with Netplan 10011

Accommodation

TOP FLOOR

ENTRANCE HALL

BEDROOM

13' 2" x 8' 10" (4.01m x 2.69m)

BATHROOM

LOUNGE/DINER

16' 5" x 15' 2" (5m x 4.62m)

BALCONY





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		
55-68	D		
39-54	E	42 E	42 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.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk