

PHILLIPS & STILL

The Priory, London Road

Offers In Excess Of £265,000



- A fantastic first floor two bedroom purpose built apartment
- Garage
- Communal parking
- Good decorative order
- No onward chain

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29 The Priory , London Road, Patcham, Brighton, BN1 8QS



If you are looking for an excellent investment or first home then this property really ticks all the boxes. This one double bedroom first floor purpose built flat is in good decorative order throughout and has everything you could want from modern day living.

The property is positioned in a well-maintained block and the accommodation comprises of: a spacious lounge/dinning room, a separate fitted kitchen, two double bedrooms, a shower room, communal parking and gardens, plus its own garage.

Situated in a sought-after area of Brighton, this flat is conveniently located for easy access to both Brighton and Preston Park mainline stations. The nearby historic Village of Patcham, Preston Drove, and London Road offer a large variety of shops, bars and restaurants while closer to home there are more amenities on Carden Avenue. There are plenty of nearby green open spaces to choose from, including Withdean Park and Preston Park, the South Downs are within easy reach.

The property is also neatly situated between two sets of local schools including Balfour Junior, Varndean, Dorothy Stringer High, Patcham Infant, Junior and High schools, along with the independent Dharma School.



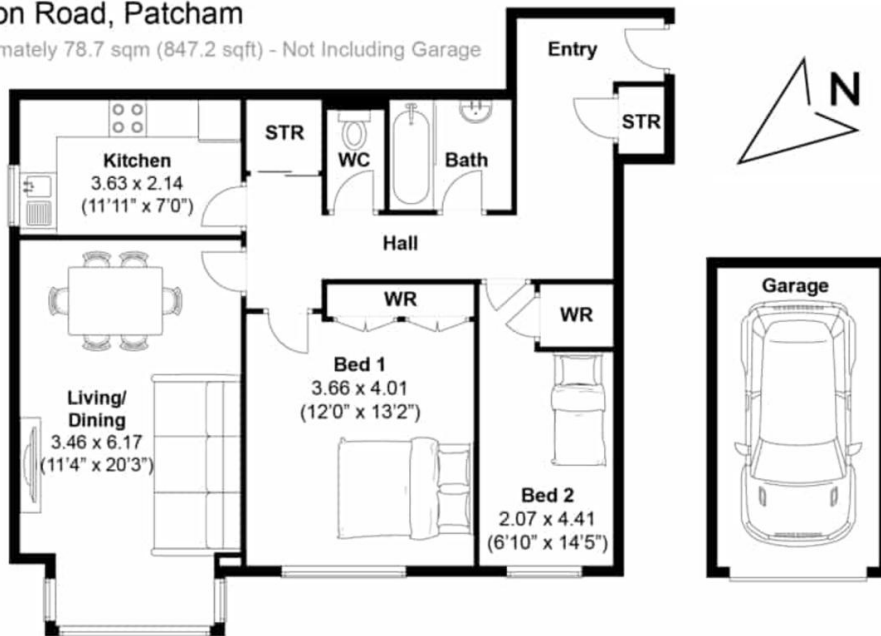
Picture this...

Why not take a short ride or hop onto a bus into the City Centre for an adventure. There you can really soak up Brighton and Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and many shops that are available.

If you're in the mood for something more local then you can take a stroll to either the Crown & Anchor or The Park View which are both famous for their 'pub grub' and ideal for a few drinks after a long day at work.

London Road, Patcham

Approximately 78.7 sqm (847.2 sqft) - Not Including Garage



Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.

Accommodation

FIRST FLOOR

ENTRANCE HALL

LIVING/DINING ROOM
11' 4" x 20' 3" (3.45m x 6.17m)

KITCHEN
11' 11" x 7' 0" (3.63m x 2.13m)

BEDROOM ONE
12' 0" x 13' 2" (3.66m x 4.01m)

BEDROOM TWO
6' 10" x 14' 5" (2.08m x 4.39m)

BATHROOM

WC

OUTSIDE

GARAGE

COMMUNAL PARKING





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		83 B
69-80	C	80 C	
55-68	D		
39-54	E		

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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