

PHILLIPS & STILL

Lower Rock Gardens, Brighton

Offers Over £230,000



- A Fantastic First Floor Period Conversion
- Extremely Well Presented
- One Double Bedroom
- Bay Fronted Open Plan Lounge / Diner & Kitchen
- No Onward Chain

To view all our homes: phillipsandstill.co.uk



Lower Rock Gardens, Brighton, BN2 1PG



Here we have a fantastic first step on the property ladder, ideal buy to let investment or perfect holiday / second home by the sea! This spacious, bright & character-filled first floor converted flat with one double bedroom is set within an elegant Regency building property. The property is centrally located in the fashionable Kemp Town with its excellent shopping, cafes, bars and restaurants.

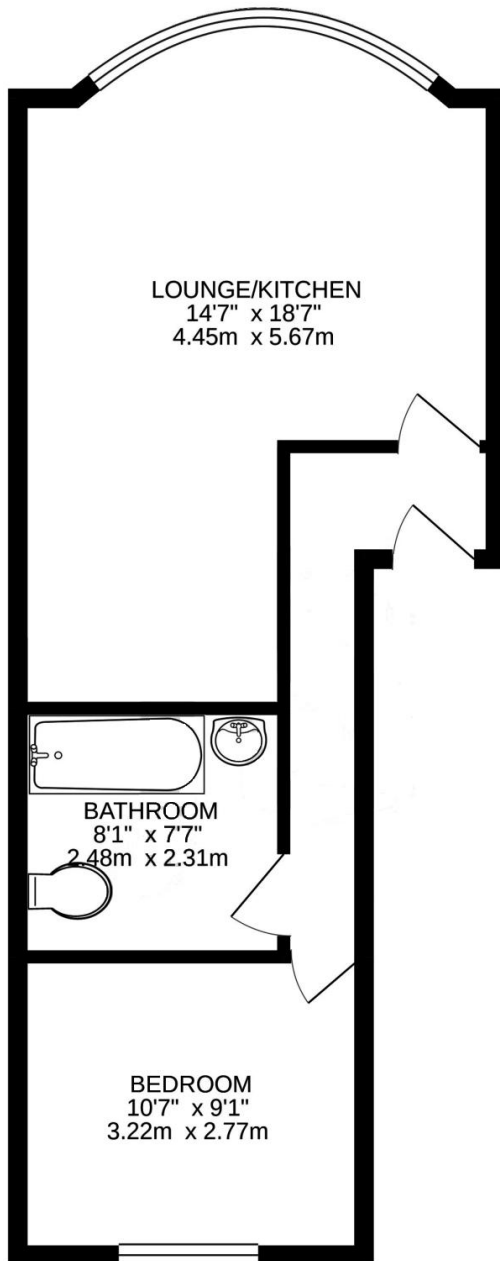
Picturesque Kemp Town seafront is close by at the end of Lower Rock Gardens with Brighton Palace Pier just around the corner as are the theatres and famous Lanes. The lush green spaces of Queens Park are also within easy reach and there are regular buses to the mainline station with its excellent links to Gatwick and London.



Picture this...

Whether you're looking for a charming first home, ideal buy to let investment or perfect holiday / second property by the sea, this first floor flat fits the bill for all!

You are just a short walk from the seafront, Kemp Town Village, Palace Pier and City Centre so you have a huge variety of entertainment just outside your front door!



Accommodation

FIRST FLOOR

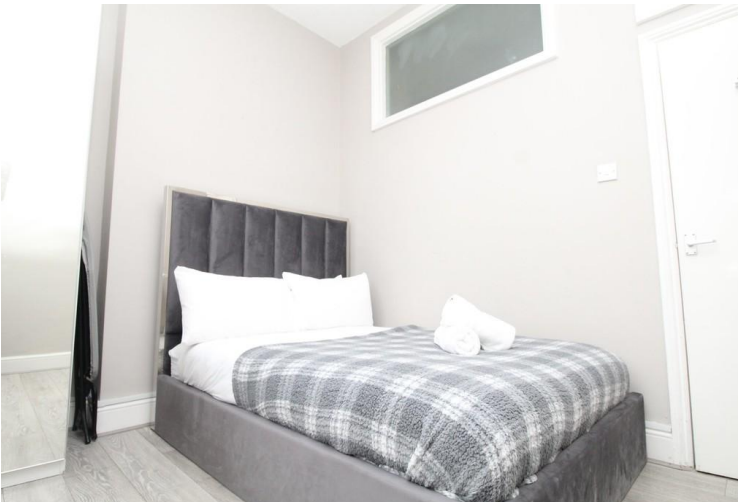
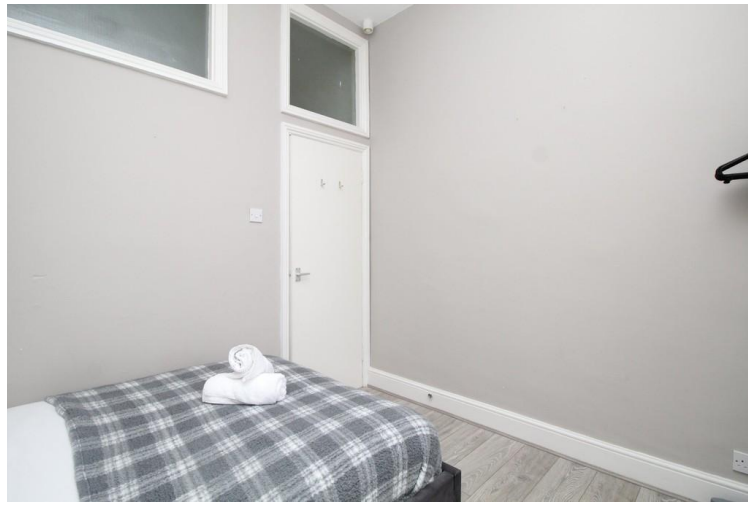
ENTRANCE HALL

BAYFRONTED LOUNGE /
DINER & KITCHEN
14' 7" x 18' 7" (4.44m x 5.66m)

BATHROOM
8' 1" x 7' 7" (2.46m x 2.31m)

DOUBLE BEDROOM
10' 7" x 9' 1" (3.23m x 2.77m)





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		85 B
69-80	C		
55-68	D		
39-54	E	50 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

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www.phillipsandstill.co.uk