

PHILLIPS & STILL

Old Shoreham Road, Brighton

Guide Price Of £260,000 - £280,000



- A lower ground floor two bedroom apartment
- Rear courtyard
- Bathroom and shower room
- Own private entrance
- No onward chain

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18a Old Shoreham Road, Brighton, BN1 5DD



This lower ground floor two-bedroom apartment is situated in a highly desirable location. The open-plan living room layout creates a seamless flow between the living, dining, and kitchen areas, maximizing the use of space and creating a modern and contemporary feel. The large windows flood the room with natural light, creating a bright and airy atmosphere. The kitchen is well-equipped with modern appliances, providing everything you need to prepare delicious meals. The ample countertop space and storage options make it a practical and functional area for cooking and entertaining.

A few standout features would include a private rear courtyard offering a tranquil outdoor space, perfect for enjoying a morning coffee and is a rare find in city living. A bathroom and an additional en suite shower room off the main bedroom, so queues in the morning will be a thing of the past. Then as you enter the property you are immediately welcomed with an entrance hall/study area, which could be an ideal space to work from home or a storage area. Being close to Brighton main line station, commuting to work or exploring other areas is incredibly convenient. Additionally, the abundance of local amenities, such as shops, restaurants, and entertainment options, are all within easy reach, making everyday living a breeze.

Whether you're a first-time buyer looking for your first home or an investor seeking a lucrative opportunity, this apartment is an ideal choice. The property's location, coupled with its modern features and private courtyard, makes it a highly desirable investment option. Furthermore, the fact that the property is chain-free adds an additional layer of convenience, allowing for a smooth and hassle-free purchase.



Picture this...

Living in the sought after Seven Dials, you are just a short ride from town where you can really soak up Brighton & Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer.

This City really is known for its' entertainment! Alternatively, if you feel like treating yourself on a Sunday, why not take a short stroll around the corner to the ever so popular 'Good Companions' gastro pub and enjoy a couple of drinks & a lovely home cooked meal.

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Approximate Gross Internal Area = 59.5 sq m / 640 sq ft



Lower Ground Floor

Accommodation

LOWER GROUND FLOOR

ENTRANCE HALL/ STUDY AREA

SITTING ROOM/ KITCHEN
15' 7" x 12' 4" (4.75m x 3.76m)

BATHROOM

BEDROOM ONE
13' 0" x 8' 11" (3.96m x 2.72m)

ENSUITE SHOWER ROOM

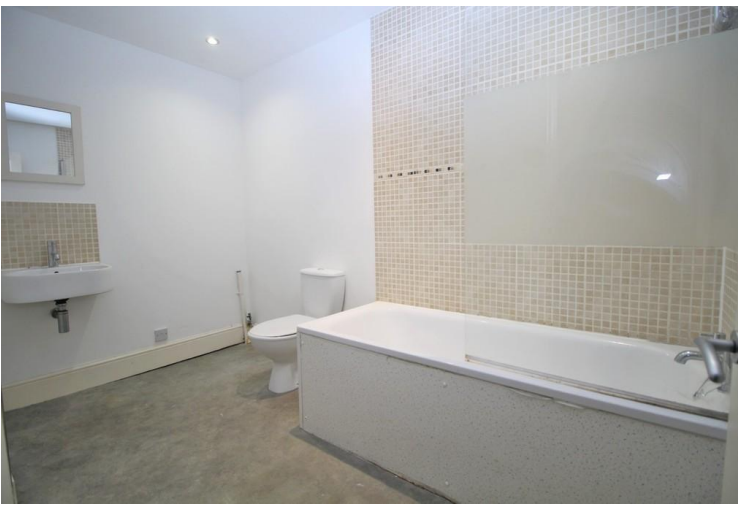
BEDROOM TWO
9' 6" x 8' 10" (2.9m x 2.69m)

W.C

OUTSIDE

REAR COURTYARD





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	73 C	78 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 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