

PHILLIPS & STILL

Southover Street, Brighton

Guide Price Of £250,000 - £260,000



- A ground floor two bedroom garden flat
- Own private entrance
- No onward chain
- Share of freehold
- In need of modernisation

To view all our homes: phillipsandstill.co.uk

64a Southover Street, Brighton, BN2 9UF



Located in an attractive residential street just off the Lewes Road opposite the Level, this superb ground floor flat is the perfect first time or buy to let investment/second property/holiday home near the sea. As stepping out your front door places you are very close to the beating heart of the City Centre, with everything going on around you!

The property is in need of modernisation and consists of an open plan living room/kitchen, two bedrooms and a bathroom. It's the perfect opportunity for someone to place their own stamp on a property, it also comes with its own private street entrance. The best part about this flat has to be the garden, as it means you can get to enjoy a bit of alfresco dining whenever you like!

Living here you'll really appreciate the hustle and bustle of City centre life with a wide variety of independent shops, coffee houses, cafes, restaurants and supermarkets just moments from your doorstep on Lewes and London Roads. Also close by is our famous seafront, The Level park, trendy North Laine and Brighton mainline railway station with its' direct links to Gatwick & London Victoria for anyone who commutes. You'll certainly never be bored or short of things to do living here and you're sure to experience that cosmopolitan lifestyle that Brighton is so well known for.



Picture this...

If you are a fan of a little al fresco dining then this is the place for you! You have your own private garden here, perfect for those summer barbecues and garden parties.

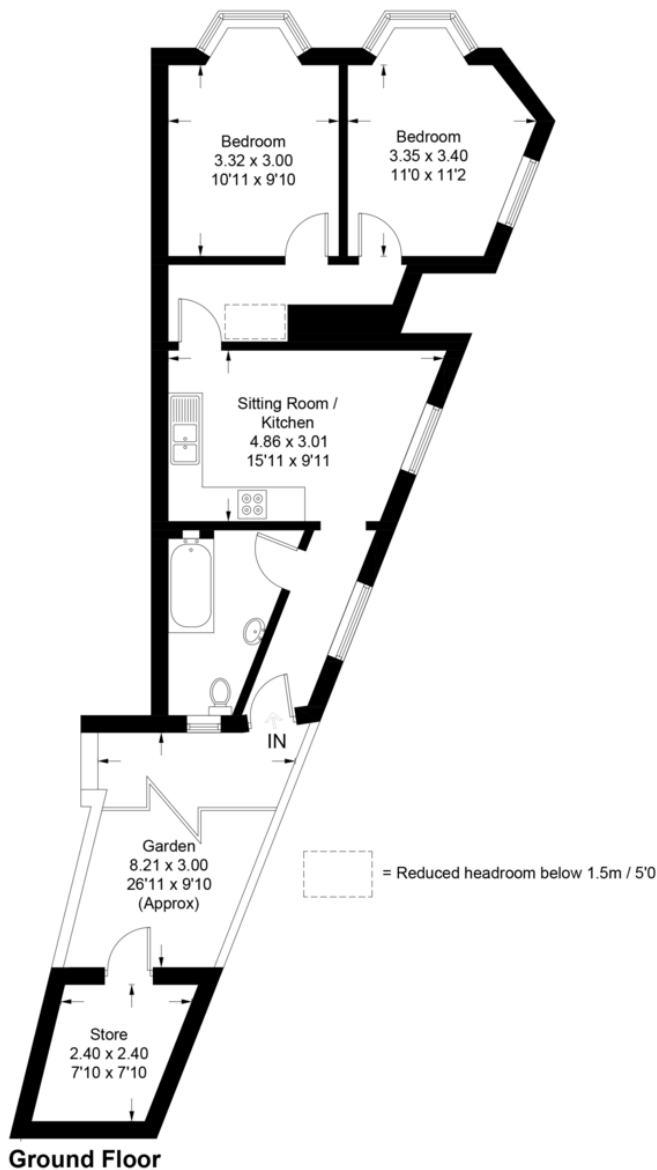
The property is located within walking distance of the City Centre giving you everything Brighton has to offer right at your fingertips

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Approximate Gross Internal Area = 50.4 sq m / 542 sq ft

Store = 5.3 sq m / 57 sq ft

Total = 55.7 sq m / 599 sq ft



Accommodation

GROUND FLOOR

ENTRANCE HALL

BATHROOM

SITTING ROOM/KITCHEN
15' 11" x 9' 11" (4.85m x 3.02m)

BEDROOM TWO
10' 11" x 9' 10" (3.33m x 3m)

BEDROOM ONE
11' 0" x 11' 2" (3.35m x 3.4m)

OUTSIDE

GARDEN
26' 11" x 9' 10" (8.2m x 3m)

STORE
7' 10" x 7' 10" (2.39m x 2.39m)





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		77 C
55-68	D	64 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

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www.phillipsandstill.co.uk