

PHILLIPS & STILL

Upper Lewes Road, Brighton

£250,000



- Two bedroom lower ground floor apartment
- Rear Patio Garden
- Open Plan Kitchen/lounge
- Ideal investment or first time purchase
- Highly desirable city centre location

To view all our homes: phillipsandstill.co.uk



158a Upper Lewes Road, Brighton, BN2 3FB

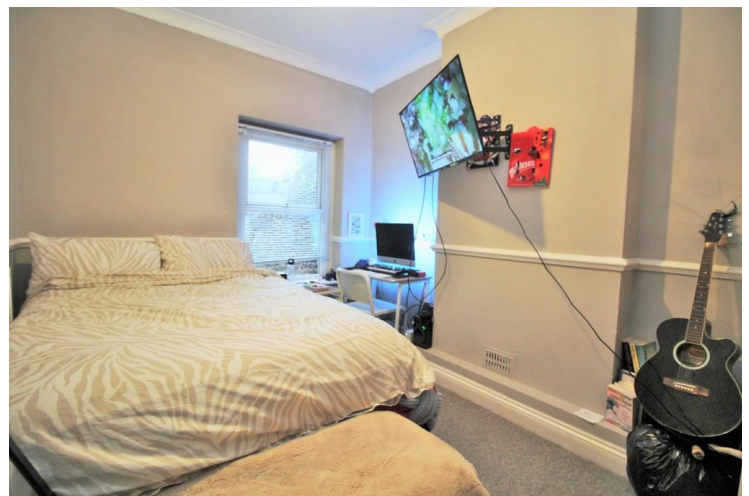


A very well presented two double bedroom apartment in an ideal student location close to Brighton mainline train station, Lewes Road and Preston Circus. The main city centre is within a mile.

The flat benefits from two double bedrooms, a bright & modern open plan kitchen/living room opening onto a spacious garden, fitted modern shower suite and its own private entrance.

This really would make an ideal investment or would be suitable for a first time buyer. The property is also being sold with a share of the freehold!

LOWER GROUND FLOOR



Picture this...

INSERT TEXT

Accommodation

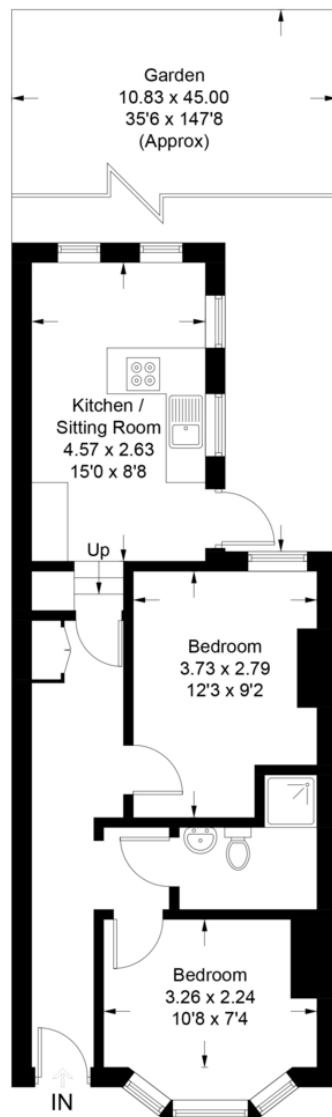
BEDROOM TWO
10' 8" x 7' 4" (3.25m x 2.24m)
SHOWER ROOM

BEDROOM ONE
12' 3" x 9' 2" (3.73m x 2.79m)
KITCHEN/ SITTING ROOM
15' x 8' 8" (4.57m x 2.64m)
OUTSIDE

REAR PATIO/ GARDEN

Upper Lewes Road, Brighton, BN2

Approximate Gross Internal Area = 46.5 sq m / 500 sq ft



Lower Ground Floor





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	72 C	77 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.

Phillips & Still

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www.phillipsandstill.co.uk