

PHILLIPS & STILL

Argyle Road, Brighton

Asking Price O.I.E.O £240,000



- A delightful one bedroom lower ground floor apartment
- Attractive rear garden
- Good decorative order
- Sun room
- No onward chain

To view all our homes: phillipsandstill.co.uk

44b Argyle Road, Brighton, BN1 4QB



As you enter the flat, you are greeted by a well-maintained and stylishly decorated living space. The flat is in good decorative order throughout, giving it a modern and fresh feel. The living area is spacious. It provides ample space for a comfortable seating area, creating a cozy atmosphere for relaxation and entertainment.

The flat boasts a lovely sunroom, an additional space that can be utilized as a dining area, home office, or even a small lounge. This versatile room gives access to the rear garden. It provides a tranquil space to unwind and enjoy a summer bbq.

The bedroom is a generous size and can easily accommodate a double bed and additional furniture. It is tastefully decorated with neutral tones, creating a peaceful and serene atmosphere.

The location of the flat is a major advantage, being close to Brighton station. This makes it incredibly convenient for commuters or those who frequently travel. The station provides excellent transport links, allowing easy access to other parts of Brighton and surrounding areas.

Furthermore, this property is being sold chain-free, making the buying process smoother and less complicated. It presents an ideal opportunity for those looking to move quickly or investors seeking a hassle-free purchase.



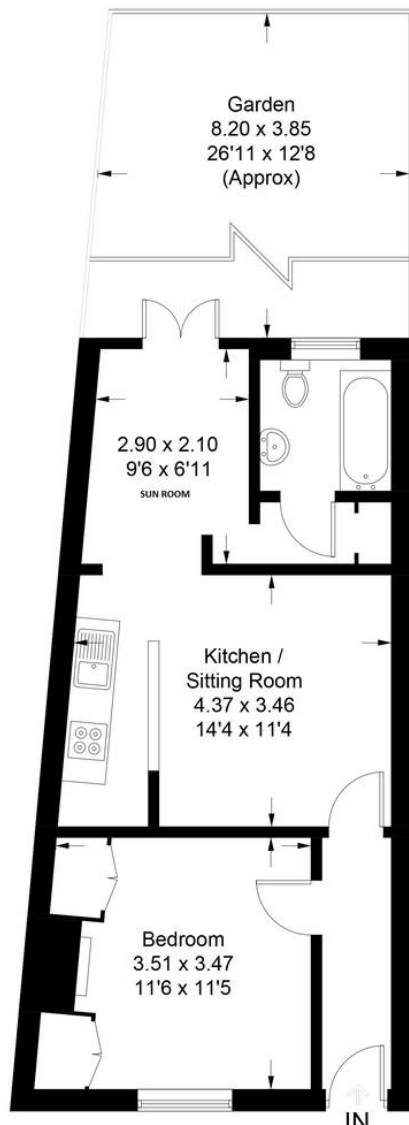
Picture this...

Just imagine walking out of your front door and sauntering into the centre of town, where you can enjoy the buzz and entertainment that Brighton & Hove has to offer.

There you will find a wide range of bars, restaurants, and shops available, so why not soak up the cosmopolitan atmosphere and go on an adventure!

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Approximate Gross Internal Area = 44.9 sq m / 483 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Accommodation

LOWER GROUND FLOOR

ENTRANCE HALL

BEDROOM

11' 6" x 11' 5" (3.51m x 3.48m)

OPEN PLAN KITCHEN/ LIVING ROOM

14' 4" x 11' 4" (4.37m x 3.45m)

SUN ROOM

9' 6" x 6' 11" (2.9m x 2.11m)

FAMILY BATHROOM

OUTSIDE

REAR GARDEN





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.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 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.