

# PHILLIPS & STILL

Newmarket Road, Brighton

Offers in excess of £380,000



- **A Fully Refurbished Ground & First Floor Maisonette**
- **Immaculately Presented Throughout**
- **Two Double Bedrooms**
- **Fantastic Bay Fronted Open Plan Lounge / Diner**
- **Modern Kitchen Area With Top Of The Range Integrated Appliances & Stunning Quartz Worktop**
- **Long Lease & No Onward Chain**

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



## Newmarket Road, Brighton, BN2 3QG



Located in a peaceful one-way street just off the vibrant Lewes Road, this superb spacious & recently refurbished ground and first floor converted maisonette will make an ideal first home, buy to let investment or second property / holiday home near the sea. It has high ceilings throughout, a long lease and its' own separate street entrance giving you that extra bit of privacy, and as the property is over two floors it feels very much like a house!

Internally accommodation comprises of an entrance hall, a fantastic open plan bay fronted lounge / diner with a modern, high specification kitchen to the rear. To the first floor are two great sized double bedrooms and a beautiful new bathroom. The property is very well presented throughout and clearly refurbished to a very high standard. Other benefits include a new, top of the range combi boiler and central heating system throughout, all walls and floors fully insulated, a centralized mechanical extract ventilation system preventing any chance of condensation and a fully integrated media network providing internet, aerial and cable / satellite to every single room in the property.

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!

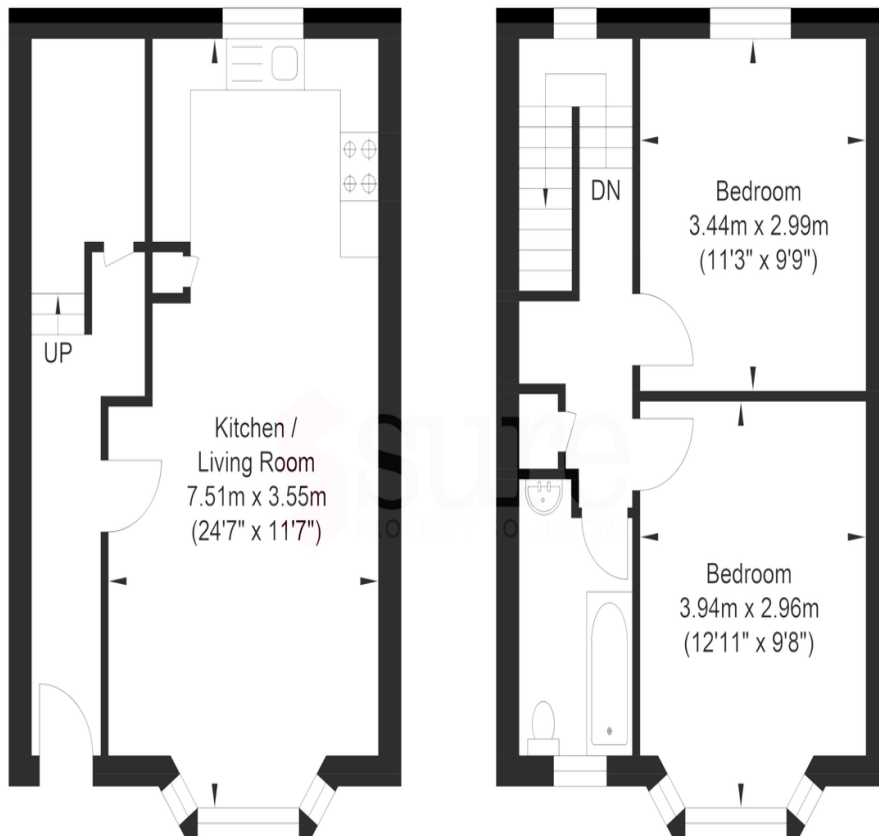


## Picture this...

Just think of how it would feel to step out of your front door and take a short stroll into the beating heart of Brighton every evening! There you can choose from the vast array of entertainment and nightlife on offer including fine restaurants, trendy bars and pubs, comedy clubs, the theatre and much more!

Alternatively, why not stick closer to home and pop to The Level park for a picnic or dog walk, or take a wander down to the seafront for an ice cream and some fish & chips! The choice is yours and the options are endless...

# Newmarket Road



Ground Floor  
Approximate Floor Area  
352.84 sq ft  
(32.78 sq m)

First Floor  
Approximate Floor Area  
352.84 sq ft  
(32.78 sq m)

Approximate Gross Internal Area = 65.56 sq m / 705.68 sq ft

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

## Accommodation

### RAISED GROUND FLOOR

ENTRANCE HALL  
Stairs rising to first floor

OPEN PLAN BAY FRONTED  
LOUNGE / DINER  
24' 7" x 11' 7" (7.49m x 3.53m)

MODERN KITCHEN AREA

### FIRST FLOOR

LANDING

BEDROOM TWO  
11' 3" x 9' 9" (3.43m x 2.97m)

BEDROOM ONE  
12' 11" x 9' 8" (3.94m x 2.95m)

FULLY REFITTED BATHROOM

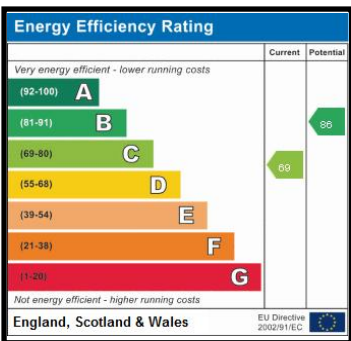




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto: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.



## 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](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://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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