

PHILLIPS & STILL

St. Margarets Place, Brighton

Asking Price £400,000



- **Stunning One Bedroom 14th Floor Luxury Apartment**
- **Extremely Spacious Open Plan Living/Diner**
- **Bespoke Modern Fitted Kitchen & Shower Room**
- **Triple Aspect/Panoramic Sea & City Views**
- **No Onward Chain**

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Sussex Heights, St. Margarets Place, Brighton, BN1 2FR

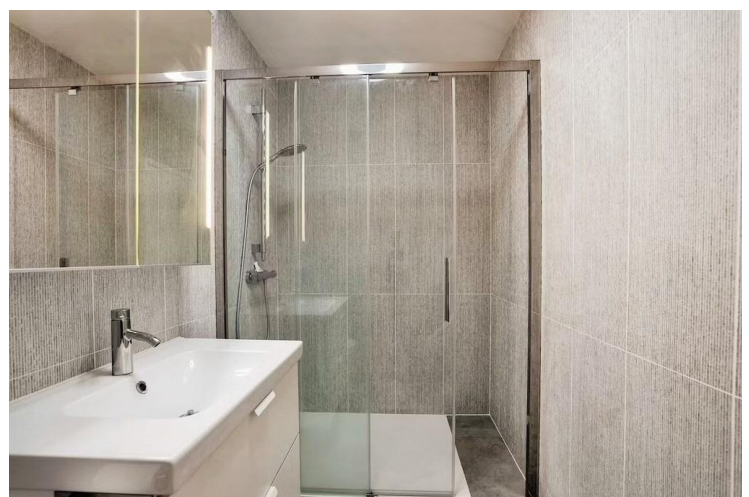


This stunning one-bedroom flat is located on the 14th floor of a luxurious apartment building. The flat boasts a remarkable amount of space, with an open plan layout that seamlessly connects the living room and dining area. The bespoke modern kitchen is fitted with top-of-the-line appliances and offers a sleek and stylish space for cooking and entertaining.

The shower room is beautifully designed and features high-quality fixtures and fittings. The 17-foot double bedroom is impressively spacious and comes with fitted storage, ensuring ample room to keep belongings organized and out of sight. One of the main highlights of this apartment is its amazing triple aspect, which allows for breathtaking panoramic views of both the sea and the city.

The flat has been recently renovated, showcasing a fresh and modern aesthetic. Its prestigious location in the city center adds to its appeal, providing convenient access to amenities, restaurants, and entertainment options.

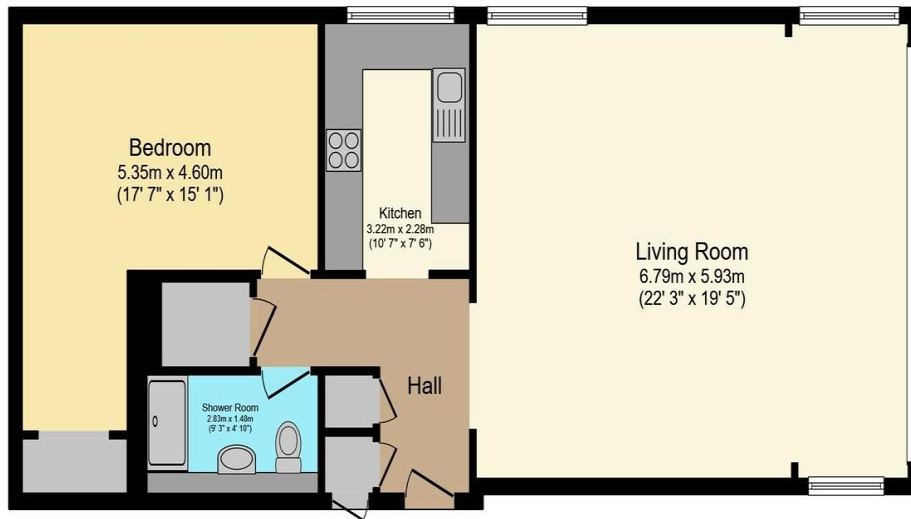
One of the main advantages of this property is that it is chain free, meaning there is no onward chain, providing a smooth and hassle-free buying process. Overall, this flat offers a luxurious and spacious living space with stunning views, modern amenities, and a sought-after location in the heart of the city.



Picture this...

This is the perfect place to be if you're looking to enjoy all that Brighton & Hove has to offer. You can simply step out of your front door and you are right in the heart of all the action!

Why not enjoy an ice cream on the seafront, shop 'til you drop at Churchill Square shopping centre or experience some fine dining at The Salt Rooms? The list of options is endless and the choice is all yours!



Total floor area 83.9 sq.m. (903 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Accommodation

14TH FLOOR APARTMENT

ENTRANCE HALL

BEDROOM 1
17' 7" x 15' 1" (5.36m x 4.6m)

LOUNGE/DINER
22' 3" x 19' 5" (6.78m x 5.92m)

KITCHEN
10' 7" x 7' 6" (3.23m x 2.29m)

SHOWER ROOM





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+			
81-91	B		
69-80	C		
55-68	D	63 D	63 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.

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