

PHILLIPS & STILL

St. Michaels Place, Brighton

Guide Price £400,000 - £425,000



- **A Delightful Ground Floor Period Flat with Two Double Bedrooms**
- **Spacious open plan Kitchen/Sitting room**
- **Modern fitted kitchen and bathroom**
- **Sunny rear garden**
- **Sought After Clifton Hill Location**

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4 St. Michaels Place, Brighton, BN1 3FT



A rare opportunity to acquire such an impressive example of period architecture in a prime location in central Brighton. As far as location goes you can't get much closer to Brighton Mainline Railway Station, making this property ideally positioned for anyone looking to commute to London or Gatwick. You are also just moments away from the ever so exciting City Centre and Seaford.

Set in the picturesque Clifton Hill Conservation Area with both trendy Seven Dials and bustling Western Road just a few minutes' walk away, you really do have a wealth of boutique and high street shops, supermarkets, delis, coffee bars, restaurants and gastro pubs all at your disposal.

Upon entering you will be amazed at how light, airy and well presented this property is. A communal street entrance leads to your front door which opens into an internal hallway. Once inside natural light floods in through the superb open plan kitchen/living room with plenty of room for a table, chairs and sofa, making this the perfect place to entertain friends and family. The apartment also has two double bedrooms and family bathroom.

Finally, the unusually generous rear garden is the cherry on the cake, giving you that private outside space for children, pets and your morning coffee or a little al fresco dining! Living in this exciting location and truly desirable Flat would be the epitome of Brighton City Centre living, with everything you could want just a few steps from your front door!



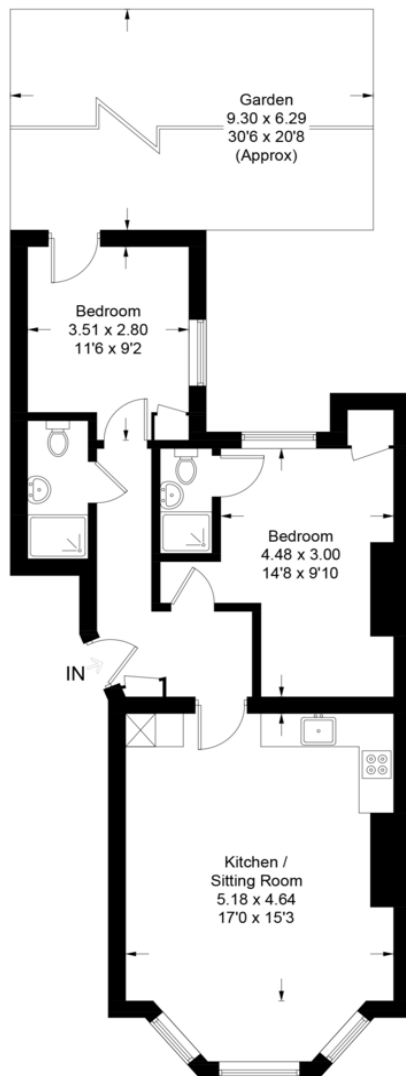
Picture this...

This is the ideal property to come home to after a long day...relaxing in your private sunny rear garden whilst enjoying a few drinks in the sun, could there be any better way to switch off?

If you're feeling more adventurous then why not take a short stroll into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle!

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Approximate Gross Internal Area = 64.9 sq m / 698 sq ft



Ground Floor

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

Accommodation

GROUND FLOOR FLAT

ENTRANCE HALL

KITCHEN/SITTING ROOM
17' 0" x 15' 3" (5.18m x 4.65m)

BEDROOM 1
14' 8" x 9' 10" (4.47m x 3m)

BEDROOM 2
11' 6" x 9' 2" (3.51m x 2.79m)

BATHROOM

OUTSIDE

REAR GARDEN

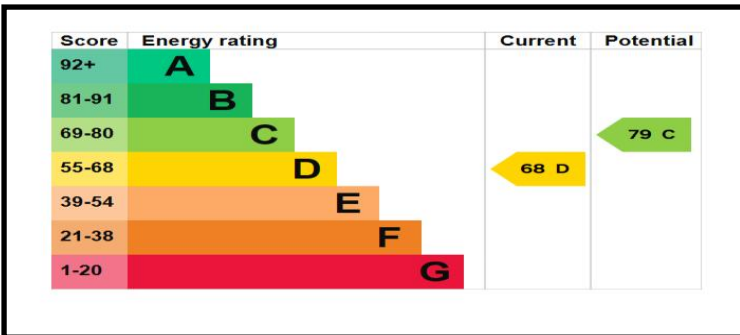




What to do next

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.



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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