



PHILLIPS & STILL

STAFFORD ROAD, BRIGHTON
ASKING PRICE OF £145,000





This converted first floor studio apartment is an ideal investment or first-time purchase located in a highly desirable port area close to Brighton mainline station. The apartment offers a convenient and efficient living space for individuals or couples looking for a comfortable and affordable home.

The main living area is a well sized studio layout, offering plenty of room for a living room and bedroom setup. The open-plan design allows for flexible furniture arrangements and provides an airy and bright atmosphere.

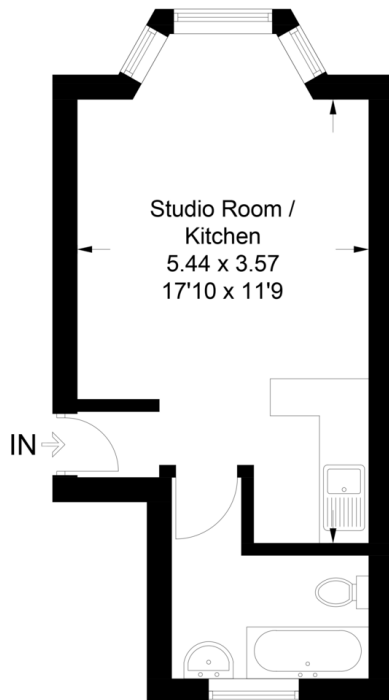
The apartment is sold with no ongoing chain, simplifying the purchasing process and providing a smooth transition for potential buyers. This is particularly advantageous for first-time buyers or those looking for an investment opportunity as it eliminates any delays or complications that may arise from a chain.

The location of this apartment is one of its standout features. Situated in close proximity to Brighton mainline station, residents have easy access to excellent transportation links, making commuting or exploring the surrounding areas effortless. Additionally, the highly desirable Port Hall area offers a vibrant and lively atmosphere with a range of amenities, including shops, restaurants, and



Stafford Road, Brighton, BN1 5PF

Approximate Gross Internal Area = 23.7 sq m / 255 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys © 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 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 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

