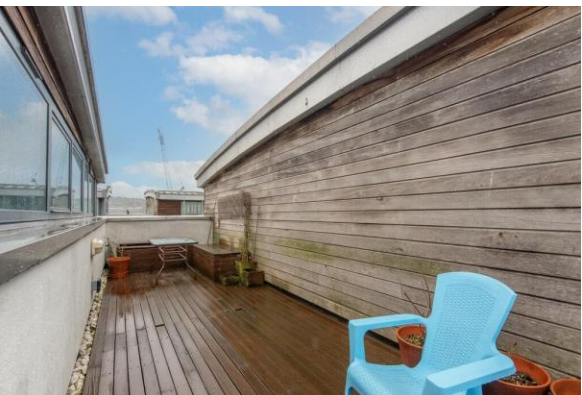


PHILLIPS & STILL



Kingscote Way, Brighton, BN1 4GJ

- A Spectacular Four Storey Contemporary Town House
- Four Double Bedrooms
- Fantastic Living Space With Separate Modern Kitchen
- Two En Suites & Two Balconies To The Larger Bedrooms

Offers in excess of £625,000

- Top Floor Sun Room, Private Roof Terrace & Private Rear Garden
- Extensive, Versatile & Very Well Presented Living Accommodation
- City Centre Location Moments From Brighton Mainline Station
- Sought After City Point / New England Quarter



Property Description

With North Laine neighbours and Brighton Station on your doorstep, this four double bedroom townhouse is perfectly positioned for urbanites and commuters alike. These City centre homes conform to high eco specifications & sit within the award-winning City Point development. Set over four floors, the living accommodation is versatile, bright and spacious with a modern and polished finish. Every floor has some outside space with balconies on both sides and a spectacular roof terrace with wonderful far reaching City views. Whilst so much of the City is accessible on foot from here, you are situated within a short walk of Brighton mainline station, which provide north bound commuters lines to central London (direct to London Victoria, London Bridge, St Pancras and London Blackfriars. The bustling Brighton centre, seafront and promenade are all close by. Churchill Square shopping mall along with the cosmopolitan North Laine district with its array of eclectic boutiques, cafes and entertainments are easily accessible, as is the bustling and popular Seven Dials. Schools catering for all ages are well represented throughout the City.

The house is presented for sale in very good order throughout and has been well maintained by the current owners. The many benefits include the fitted kitchen/breakfast room with a wealth of integrated appliances, a large family bathroom, two en-suite shower rooms, guest cloakroom, double glazing, gas central heating, two balconies off the largest bedrooms, sun room on the top floor and a magnificent private roof terrace. You also have a gated entrance and front garden.

Viewings are highly recommended to fully appreciate this rarely available house!





Accommodation

GROUND FLOOR

ENTRANCE HALL
CLOAKROOM/ W.C.
KITCHEN
11' 11" x 8' 5" (3.63m x 2.57m)
LOUNGE & DINING ROOM
20' 11" x 16' 4" (6.38m x 4.98m)
PRIVATE REAR GARDEN

FIRST FLOOR

LANDING
BEDROOM ONE
12' 3" x 8' 10" (3.73m x 2.69m)
With built-in wardrobes
EN SUITE SHOWER ROOM
With W.C.
BALCONY
BEDROOM FOUR
10' 10" x 8' 10" (3.3m x 2.69m)
FAMILY BATHROOM
7' 11" x 7' 2" (2.41m x 2.18m)

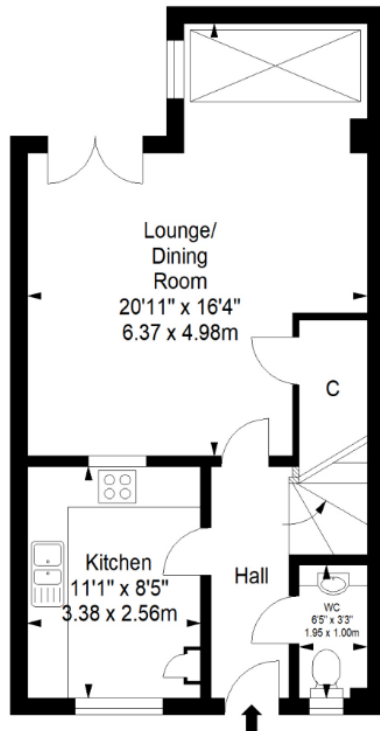
SECOND FLOOR

LANDING
BEDROOM TWO
14' 7" x 8' 7" (4.44m x 2.62m)
EN SUITE SHOWER ROOM
7' 10" x 6' 3" (2.39m x 1.91m)
BALCONY
BEDROOM THREE
14' 3" x 7' 7" (4.34m x 2.31m)
With built-in wardrobes

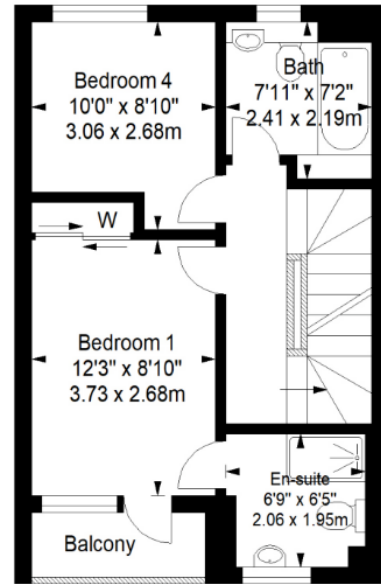
THIRD / TOP FLOOR

SUN ROOM
24' 11" x 6' 11" (7.59m x 2.11m)
ROOF TERRACE
25' 10" x 16' 0" (7.87m x 4.88m)

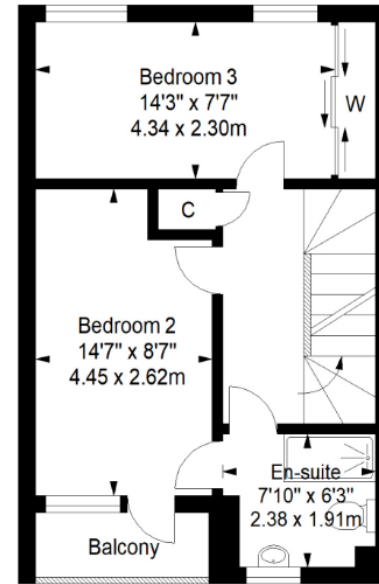
Ground Floor



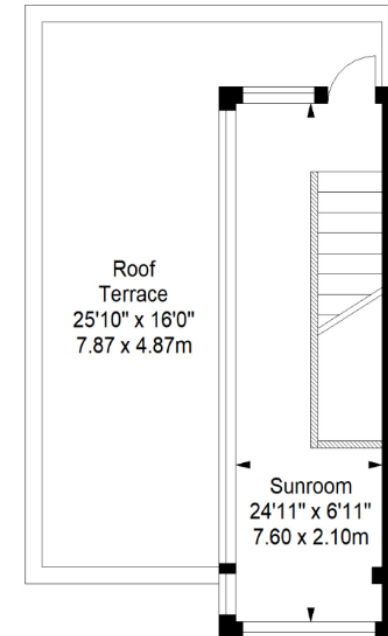
First Floor



Second Floor



Third Floor



Approximate gross internal floor area 158.3 sq m/ 1704.0 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

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.

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