

Astra House, Kings Road, Brighton

£170,000



- A Fabulous Spacious Fifth Floor Studio
- Extremely Well Presented
- Fantastic Studio Room With Large Windows
- Separate Modern Fitted Kitchen
- Perfectly Positioned Opposite Brighton Seafront

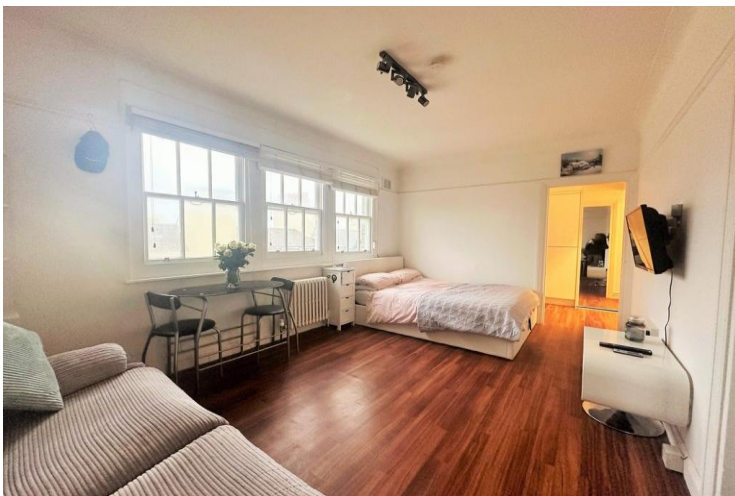
Astra House, Kings Road, Brighton, BN1 2HL



Addresses don't get any more exciting than here! Astra House is situated directly on Brighton seafront, opposite the I-360, steps away from Regency Square with its ample parking and moments from the hustle & bustle of Western Road and just a short stroll from Churchill Square shopping precinct so you literally have every variety of restaurant, bar, retail & boutique shop right on your door step. Brighton mainline railway station is also just a short walk away for any out of towners or commuters making this fantastic property the perfect home, buy to let investment or idyllic holiday home / second property by the sea!

This charming, spacious and beautifully presented studio flat is located on the fifth floor of this popular Art Deco Building. Accommodation comprises of entrance hall with built-in storage, a bright separate modern kitchen, fantastic studio room where you have plenty of space for lounge, dining and bedroom furniture with stunning, large windows flooding the room with light and with a view of the famous I-360. You also have a modern fitted shower room.

The communal hallways are well maintained and there is a lift service to all the floors within the building from the grand lobby area as well as a service lift to the rear of the building. With the heating and hot water included in the service charge, a share of the Freehold and no onward chain the property it is ready to pack your bags & move straight into.

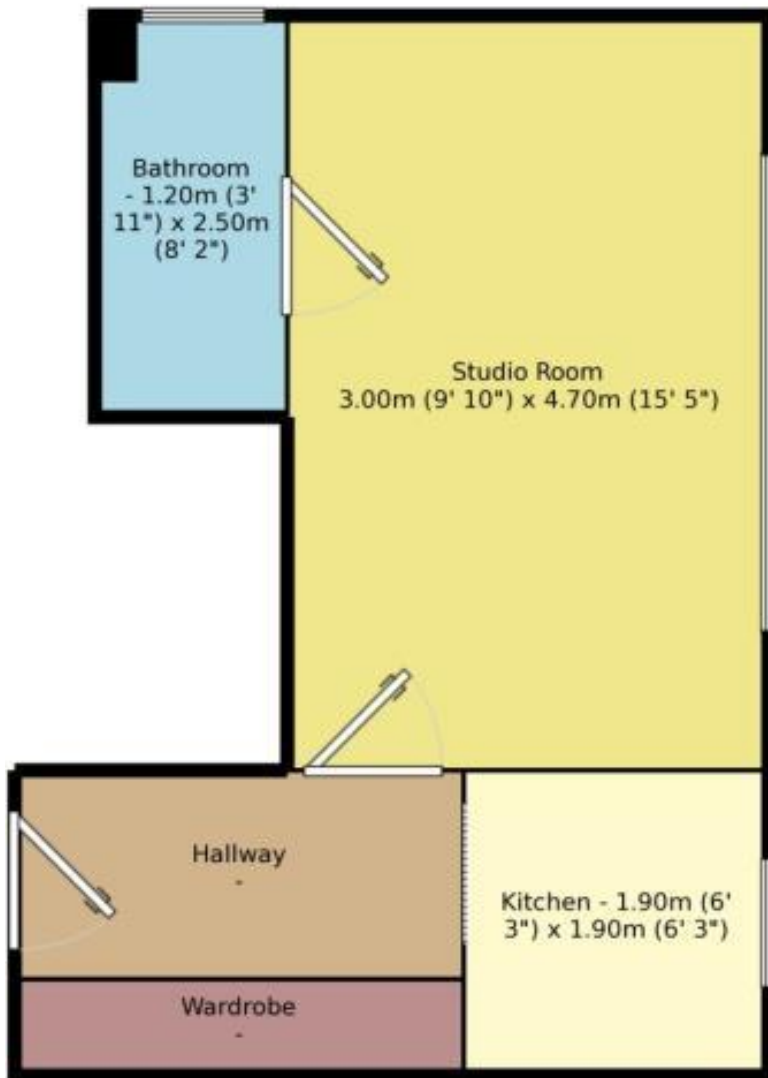


Picture this...

Just imagine how it would feel to step out of your front door & straight onto Brighton seafront! There you can take a stroll along with an ice cream and enjoy Brighton & Hove's picturesque view.

Alternatively if it's entertainment you're after then you are within stumbling distance of the many bars, restaurants, pubs and clubs that this City is so well known for!

Fifth Floor
Floor Size: 26.0 m², 280.2 ft²



Measurements are approximate. Not to scale. For illustrative purposes only.

Accommodation

FIFTH FLOOR

ENTRANCE HALL
With fitted storage

SEPARATE MODERN
KITCHEN
6' 3" x 6' 3" (1.91m x 1.91m)

STUDIO ROOM
15' 5" x 9' 10" (4.7m x 3m)

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+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	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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www.phillipsandstill.co.uk