

PHILLIPS & STILL

Gladstone Place, Brighton

Guide Price Of £220,000 - £230,000



- A Spacious & Light Raised Ground Floor Converted Flat
- One Double Bedroom
- Bay Fronted Lounge / Diner With High Ceilings
- Separate Kitchen & Share Of Freehold

To view all our homes: phillipsandstill.co.uk



Gladstone Place, Brighton, BN2 3QD



Located in a quiet residential cul-de-sac just off the vibrant Lewes Road, this spacious one bedroom conversion occupies the entire ground floor and will make an ideal first home, buy to let investment or second property / holiday home near the sea. It has high ceilings, a share of the Freehold and no onward chain so it is ready to move yourself or a tenant straight into!

Internally accommodation comprises of entrance hall, bay fronted lounge / diner, double bedroom with a peaceful rear aspect, bathroom and separate kitchen. The flat has recently been re-decorated internally.

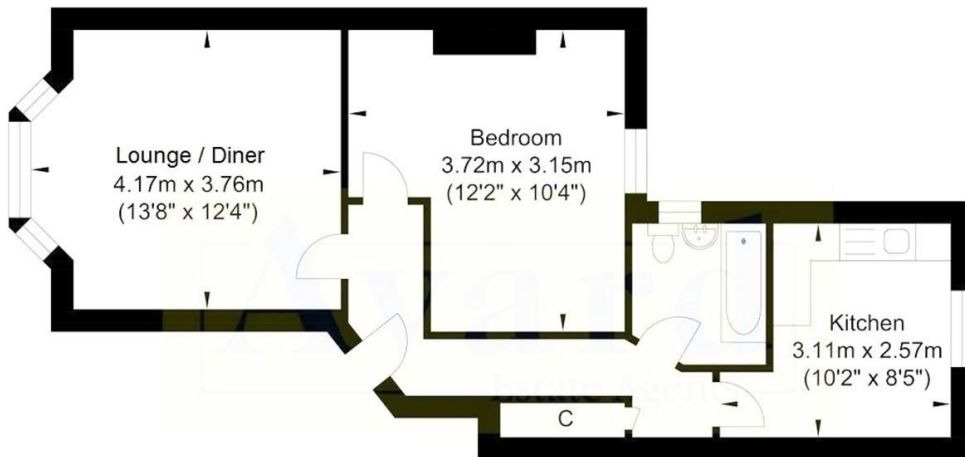
Living here you'll really appreciate the hustle and bustle of City centre life with a wide variety of independent shops, coffee houses, cafes, restaurants and supermarkets just moments from your doorstep on Lewes and London Roads. Also close by is our famous seafront, The Level park, trendy North Laine and Brighton mainline railway station with its' direct links to Gatwick & London Victoria for anyone who commutes. You'll certainly never be bored or short of things to do living here and you're sure to experience that cosmopolitan lifestyle that Brighton is so well known for!



Picture this...

Just think of how it would feel to step out of your front door and take a short stroll into the beating heart of Brighton every evening! There you can choose from the vast array of entertainment and nightlife on offer including fine restaurants, trendy bars and pubs, comedy clubs, the theatre and much more!

Alternatively, why not stick closer to home and pop to park for a picnic or dog walk, or take a wander down to the seafront for an ice cream and some fish & chips! The choice is yours and the options are endless...



Ground Floor
Approximate Floor Area
500.30 sq ft
(46.48 sq m)

Approximate Gross Internal Area = 46.48 sq m / 500.30 sq ft

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

Accommodation

RAISED GROUND FLOOR

ENTRANCE HALL

BAYFRONTED LOUNGE / DINER

13' 8" x 12' 4" (4.17m x 3.76m)

DOUBLE BEDROOM

12' 2" x 10' 4" (3.71m x 3.15m)

BATHROOM

SEPARATE KITCHEN

10' 2" x 8' 5" (3.1m x 2.57m)

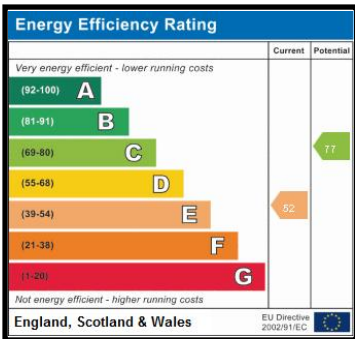




What to do next

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.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk