

# PHILLIPS & STILL

Powis Road, Brighton

Asking Price of £325,000



- An Extremely Spacious First Floor Period Conversion
- One Double Bedroom
- Large Bay Fronted Lounge / Diner With Balcony
- Separate Kitchen
- Share Of Freehold & No Onward Chain

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



## Powis Road, Brighton, BN1 3HJ



This flat is an exceptionally spacious one double bedroom period conversion located in the highly sought after Montpelier & Clifton Hill conservation area of central Brighton. The area is known for its attractive architecture and convenient position nestled between vibrant Seven Dials and Western Road making it a highly desirable location for owner occupiers, buy to let investors or those looking for a second home near the sea!

Upon entering the property, you are greeted by a fitted kitchen that provides all the necessary amenities for modern living. The kitchen is well-appointed and offers ample storage space for all your culinary needs. Furthermore, there is an additional access point to the balcony from here providing convenient access to the outdoor space. The family bathroom is also of a good size.

The highlight of this property is the spacious bay fronted lounge / diner which offers plenty of room for relaxation and entertainment. Features of this wonderful room include floor to ceiling windows that allow for an abundance of natural light to fill the space, a feature fireplace and high ceilings. Additionally, the lounge / diner boasts a balcony providing the perfect spot to enjoy some fresh air and take in the views of the surrounding area. The double bedroom here is of good size offering enough space for a comfortable sleep and ample storage space allowing for the easy organization of belongings.

Location-wise, this property is situated close to Brighton station, offering excellent transport links for commuters and easy access to various amenities and attractions. The proximity to the station makes it an ideal choice for those who rely on public transportation or need to travel frequently.



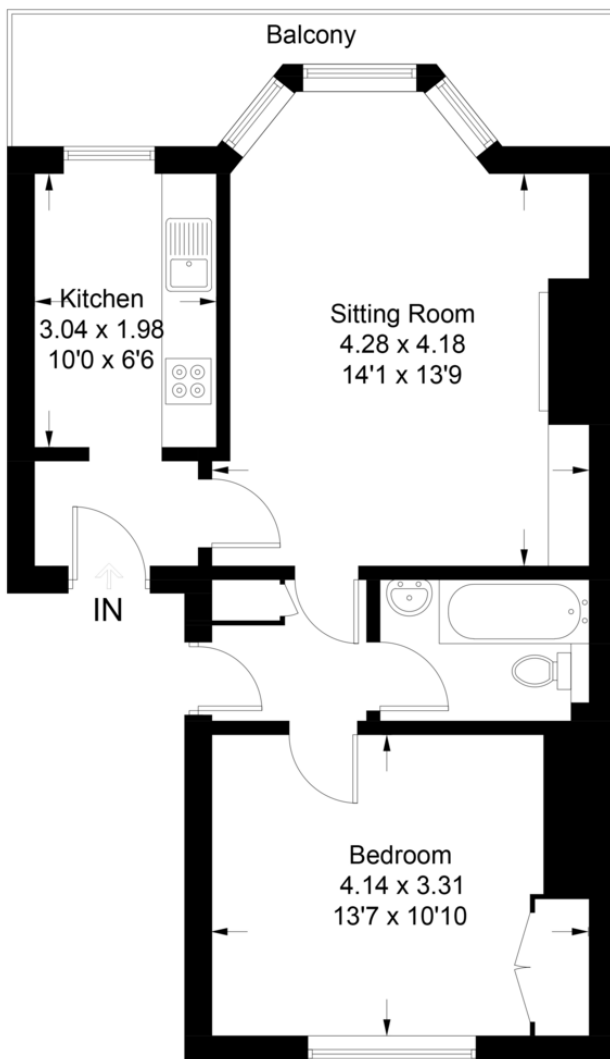
## Picture this...

What better way is there to enjoy your weekend than to take a short stroll to the seafront or Seven Dials. Alternatively, why not relax on your own private balcony taking in the views!

Say goodbye to needing a car and say hello to everything being on your doorstep! For commuters, this property & location is a dream as you can easily walk to Brighton mainline station in minutes!

### Powis Road, Brighton, BN1 3HJ

Approximate Gross Internal Area = 49.9 sq m / 537 sq ft



### First Floor

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

## Accommodation

### FIRST FLOOR

#### ENTRANCE HALL

#### BAY FRONTED LOUNGE / DINER

14' 1" x 13' 9" (4.29m x 4.19m)  
With feature fireplace

#### SEPARATE KITCHEN

10' 0" x 6' 6" (3.05m x 1.98m)

#### DOUBLE BEDROOM

13' 7" x 10' 10" (4.14m x 3.3m)

#### BATHROOM

### OUTSIDE

#### PRIVATE FRONT BALCONY

Wrought iron balcony accessed from lounge & kitchen with space for bistro table & chairs

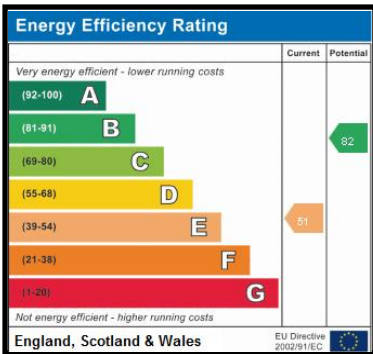




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto: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](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://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](mailto:westernrd@phillipsandstill.co.uk)

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

[www.phillipsandstill.co.uk](http://www.phillipsandstill.co.uk)