

PHILLIPS & STILL

Franklin Road, Brighton

Offers in excess of £235,000



- A Spacious & Well Presented First Floor Flat
- One Double Bedroom
- Sunny Bay Fronted Lounge / Diner With Separate Modern Fitted Kitchen
- Private Street Entrance
- No Onward Chain

To view all our homes: phillipsandstill.co.uk

Franklin Road, Brighton, BN2 3AE



Located in an attractive residential street just off vibrant Lewes Road, this superb first floor flat is the perfect first time buy! It is very well presented with stylish décor and high specification finishings meaning that it is ready for someone to pack their bags & move straight into without having to spend a penny or lift a finger! It would also make a smart buy to let investment or second property / holiday home near the sea as stepping out your front door plunks you right in the beating heart of the City centre with everything going on around you!

Your own private entrance gives you that extra bit of security & takes you up to a spacious first floor landing where you have direct access to all rooms. A bright bay fronted lounge / diner, separate modern fitted kitchen with integrated appliances, double bedroom to the rear ensuring peace & quiet, and a modern bathroom. Other features include high ceilings throughout, low outgoings, no onward chain and with a generous loft space above ideal for storage or potential for the next owners to add further bedrooms / bathroom facilities (subject to necessary planning & consents).

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...

Located on the first floor and having its' own private entrance gives you that extra feel of security and privacy. The flat is also extremely light & bright in every room!

The only hard part of living here will be choosing what to eat & how to amuse yourself as there are so many different & fabulous options within a short walk of your front door...

Accommodation

PRIVATE ENTRANCE

On the ground floor with staircase rising to:

FIRST FLOOR

LANDING

KITCHEN

6' 04" x 5' 04" (1.93m x 1.63m)

BAY FRONTED LOUNGE / DINER

11' 08" x 11' 07" (3.56m x 3.53m)

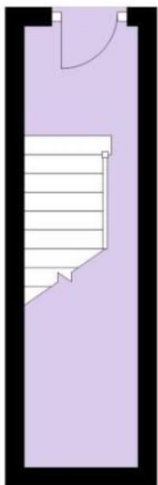
DOUBLE BEDROOM

10' 09" x 9' 07" (3.28m x 2.92m)

BATHROOM

Ground Floor

Approx. 5.7 sq. metres (61.0 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



Total area: approx. 42.3 sq. metres (454.5 sq. ft)

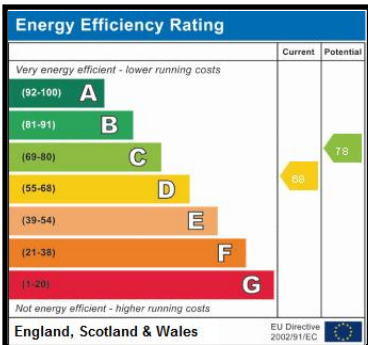




What to do next

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.

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