



PHILLIPS & STILL

BEECHGROVE, BRIGHTON  
ASKING PRICE OF £275,000





This property is a delightful ground floor apartment that offers two bedrooms, ensuring ample space for comfortable living. The apartment is in good decorative order, meaning that it is well-maintained and aesthetically pleasing.

One of the perks of this property is the availability of communal off-road parking, which provides convenience and ease for residents and their guests. Additionally, the property comes with a share of the freehold, granting a sense of ownership and shared responsibility among the residents.

Currently, the apartment is let out for £15,000 per year, making it an attractive investment opportunity for potential buyers looking for rental income. Its close proximity to Sussex University adds to its appeal, as it can cater to students or professionals associated with the university.

Furthermore, the absence of a chain ensures a smooth and hassle-free transaction, making this property an enticing option for those looking to invest or reside in a well-maintained, conveniently located ground floor apartment.



**GROUND FLOOR**

**ENTRANCE HALL**

**BEDROOM ONE**

10' 3" x 12' 2" (3.12m x 3.71m)

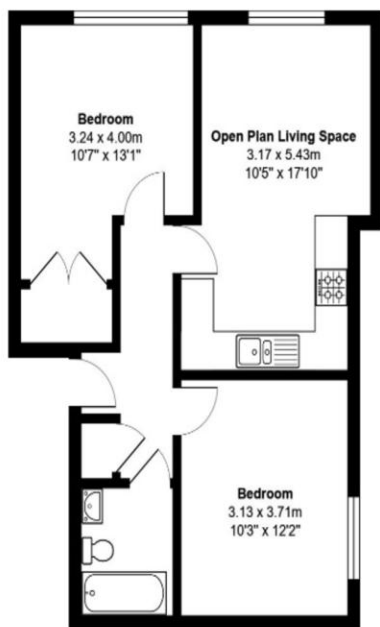
**FAMILY BATHROOM**

**BEDROOM TWO**

10' 7" x 13' 1" (3.23m x 3.99m)

**OPEN PLAN KITCHEN/ LIVING ROOM**

10' 5" x 17' 10" (3.18m x 5.44m)



**Ground Floor**

Total Area: 53.5 m<sup>2</sup> ... 576 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	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 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

