

# PHILLIPS & STILL

Beaconsfield Road, Brighton

Asking Price £190,000 - £210,000



- A delightful second floor one bedroom flat
- Good decorative order
- Close to London Rd and Brighton station
- Perfect first time or investment purchase
- No onward chain

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## Flat 3, 1a Beaconsfield Road, Brighton, BN1 4QH



This charming property is a delightful one-bedroom flat located on the second floor. It is in good decorative order, ensuring a pleasant and inviting atmosphere. The flat is conveniently situated close to London Road and Brighton station, making it an ideal choice for those seeking easy access to transportation links.

Situated in the popular Preston Circus area, residents can enjoy the vibrant atmosphere and amenities that this sought-after location has to offer. The flat features an open plan kitchen and living room, creating a spacious and sociable area for entertaining guests or relaxing after a long day. Additionally, there is a comfortable double bedroom, providing ample space for rest and relaxation.

Perfect for first-time buyers, this property offers a fantastic opportunity for a first-time purchase or as an investment. The property is being sold with no onward chain.



## Accommodation

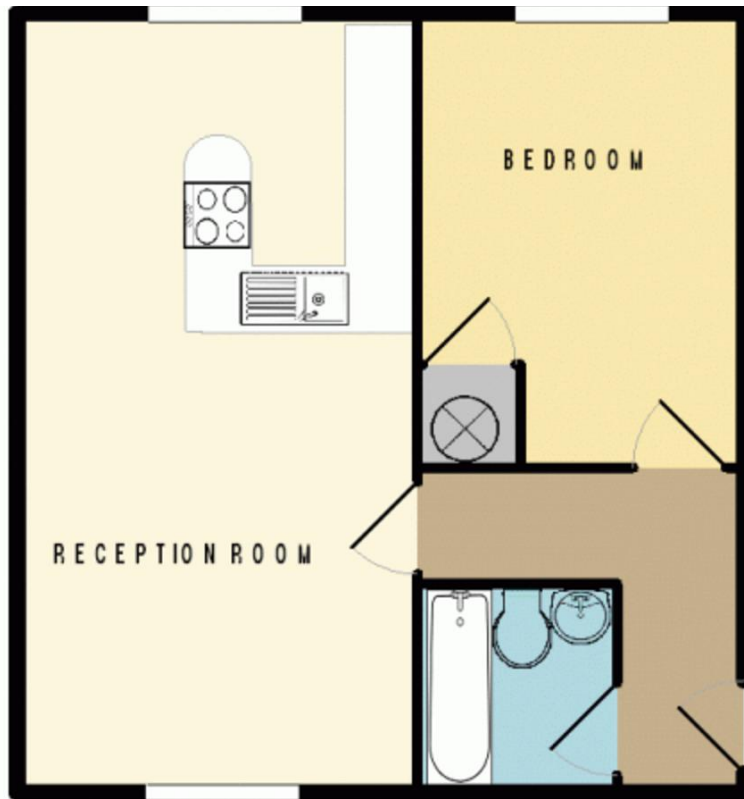
### SECOND FLOOR

ENTRANCE HALL

OPEN PLAN KITCHEN/  
RECEPTION ROOM  
22' 7" x 11' 5" (6.9m x 3.5m)

BEDROOM  
13' 1" x 9' 6" (4m x 2.9m)

BATHROOM



TOTAL APPROX. FLOOR AREA 488 SQ.FT. (45.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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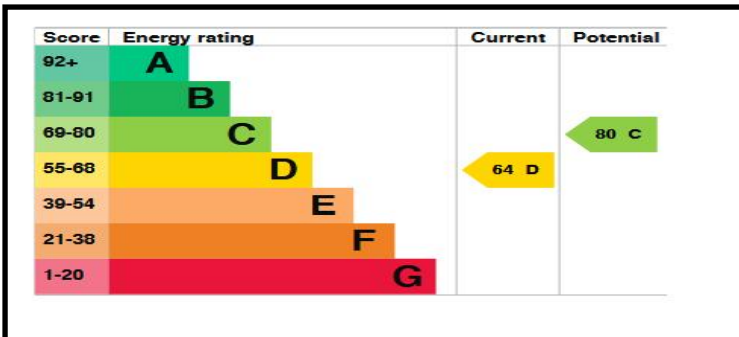




## What to do next

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

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