

PHILLIPS & STILL



- Delightful two-bedroom lower ground floor converted flat
- Open Plan Lounge/Kitchen
- Modern fitted kitchen and bathroom
- Sunny front garden and private rear patio
- Share of Freehold and Chain Free

Norfolk Square, Brighton, BN1 2PD

Guide Price £350,000 - £375,000

A delightfully presented two bedroom lower ground floor in a highly desirable area extremely close to Brighton seafront. The property is in good decorative order, open plan living accommodation, a sunny front garden, a private rear patio garden and has the benefit of being sold with no onward chain and a share of the freehold.

## Property Description

This delightful two-bedroom lower ground floor apartment is situated on Norfolk Square, a highly sought-after area in central Brighton. The property boasts a charming and tranquil environment, perfect for those seeking a peaceful urban retreat.

The apartment comprises two bedrooms, offering comfortable and private spaces for rest and relaxation. Both bedrooms are well-appointed and benefit from natural light, providing a warm and cozy atmosphere. The neutral color palette throughout the property enhances the sense of tranquility and promotes a calming ambiance.

The open plan kitchen/lounge offers ample room for both cooking and relaxation. The kitchen is equipped with modern appliances and features sleek countertops and ample storage space. The lounge area is well-lit and inviting, providing an ideal setting for entertaining guests or simply unwinding after a long day. A family bathroom is conveniently located within the apartment, featuring modern fixtures and fittings.

One of the standout features of this property is the delightful front lawn garden. This well-maintained outdoor space offers a picturesque setting for outdoor activities, such as enjoying a morning coffee or hosting a small gathering with friends and family. The front lawn garden adds a touch of natural beauty to the property, creating a serene atmosphere in the heart of the city.

Additionally, the apartment benefits from a rear patio garden, providing an additional outdoor area for relaxation and enjoyment. The rear patio garden offers privacy and seclusion, making it an ideal spot for quiet contemplation or al fresco dining during warm summer evenings.

The property is being sold with vacant possession, allowing the new owners to move in immediately and make it their own. This presents a wonderful opportunity for those seeking a hassle-free transition into their new home.

Furthermore, the property benefits from a share of the freehold, offering added security and control over the building. This ownership structure provides residents with a sense of ownership and community, as decisions regarding the management and maintenance of the property can be made collectively.



# Accommodation

## ENTRANCE HALL

LARGE INTERNAL HALLWAY

## BEDROOM ONE

19' 7" x 11' 9" (5.97m x 3.58m)

## FAMILY BATHROOM

## BEDROOM TWO

9' 10" x 9' 4" (3m x 2.84m)

## OPEN PLAN LIVING ROOM/ KITCHEN

17' 1" x 9' 9" (5.21m x 2.97m)

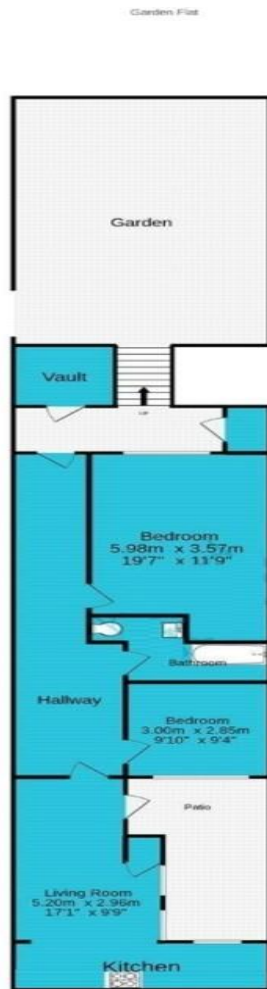
## OUTSIDE

REAR PATIO GARDEN

VAULT STORAGE AREA

WEST FACING LAWN FRONT GARDEN





TOTAL FLOOR AREA: 78.8 sq.m. (848 sq.ft.) approx  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested as to their operability or efficiency can be given.  
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Picture this...

Just imagine stepping out of your front door onto picturesque Square gardens or straight down a few steps onto the famous seafront promenade!

Alternatively, if you're feeling like staying at home, you have a choice of three fabulous private outside spaces here ideal for sunbathing, drinks & food in the sunshine or just general relaxing!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 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

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