

PHILLIPS & STILL



- A fantastic one bedroom purpose built apartment
- Covered allocated parking space
- Sought after city centre
- Perfect home or investment opportunity
- No onward chain

Sillwood Place, Brighton, BN1 2NE

Guide Price £250,000 - £260,000

WOW! This third floor one bedroomed apartment will blow you away! It has an allocated car parking space, a balcony with stunning views and a share of the Freehold. The location is second to none as you are smack bang in the middle of Brighton City centre.



## Property Description

This property is a charming one-bedroom apartment situated on the third floor of a sought-after block in central Brighton. It features an open plan kitchen and lounge area, a spacious double bedroom, a family bathroom, and a small balcony accessible from the lounge. The apartment also offers the convenience of parking, which is a valuable asset in the city.

One notable advantage of this property is that it is being sold with no onward chain, making it an attractive option for first-time buyers or investors. Additionally, it comes with a share of the freehold, providing added security and potential financial benefits.

The location of the apartment is highly advantageous, as it is extremely close to Brighton seafront, allowing for easy access to the beach and other recreational activities. Furthermore, it is conveniently situated near various local amenities, ensuring residents have easy access to shops, restaurants, and other facilities.



# Accommodation

## THIRD FLOOR

### ENTRANCE HALL

### KITCHEN/LOUNGE

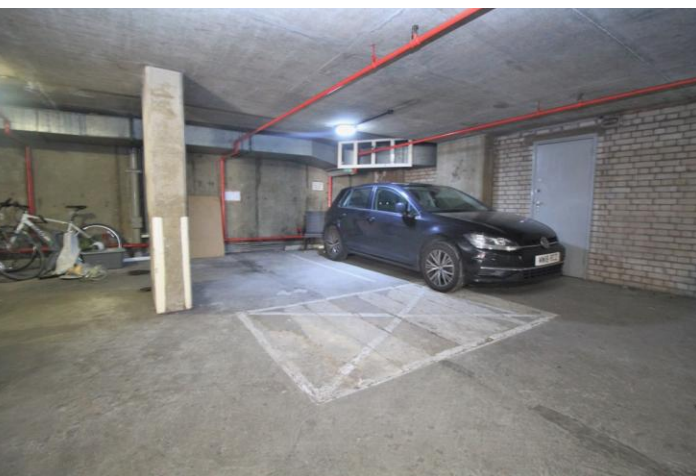
14' 10" x 11' 3" (4.52m x 3.43m)

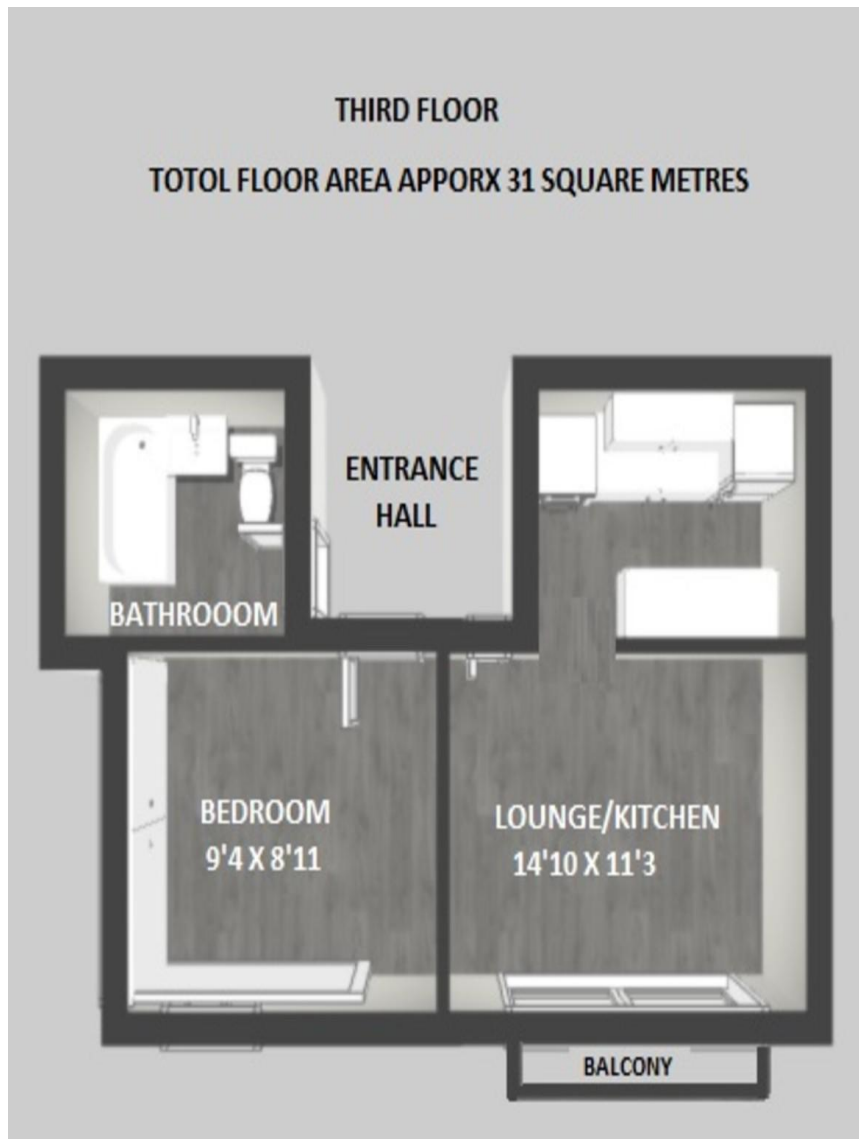
### BEDROOM

9' 4" x 8' 11" (2.84m x 2.72m)

### BATHROOM

6' 8" x 5' 8" (2.03m x 1.73m)





**Picture this...**

After a long day at work is there any better way to switch off from the stresses of the world than to come home and pour yourself a glass of wine and relax on your balcony.

This is the perfect place to be if you're looking to enjoy all that Brighton & Hove has to offer. You can simply walk out of your front door and you are right in the heart of it all, this way you are guaranteed not to miss out on all of the excitement going on around you.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 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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