

PHILLIPS & STILL

Grand Parade, Brighton

Asking Price £250,000 - £275,000



- A unique lower ground floor one bedroom converted flat
- Sunny rear patio garden
- Lovely decorative order & spacious
- Ideal first purchase or buy to let
- No onward chain & long lease

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Grand Parade, Brighton, BN2 9QA



This unique lower ground floor flat is situated in a highly sought after location very close to the City Centre. It is ideal for a first time buyer or for an investment by the sea.

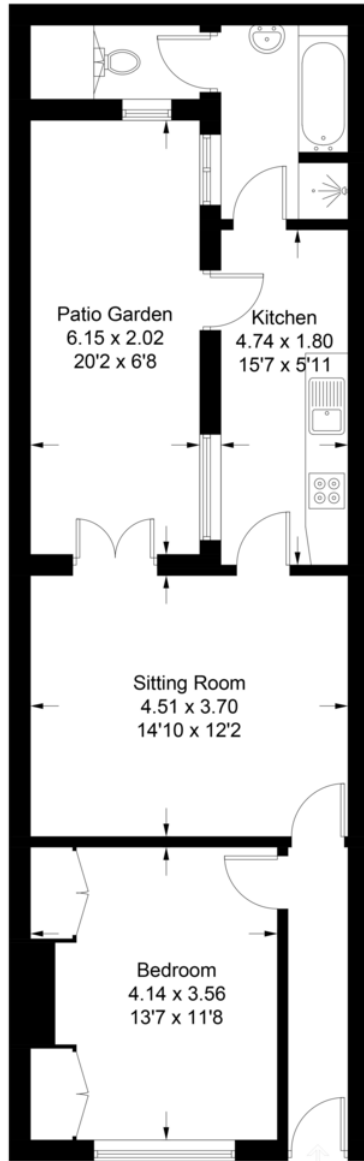
Everything is on your doorstep here from local shops, restaurants, bars and the famed Brighton seafront, which are all within walking distance. There is also a pretty green directly opposite the flat which is perfect for laying on a picnic with friends in the summer.

The property itself is spacious and has a unique feel and layout to it. You have your own private entrance which means you don't have to worry about 'tip toeing' around in the early hours after a night out. Additionally you have a rear patio which is easily maintained and perfect for those summer barbeques or a glass of wine to start your weekend.



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Approximate Gross Internal Area = 53.3 sq m / 574 sq ft



Lower Ground Floor IN

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Accommodation

PRIVATE ENTRANCE

LOWER GROUND FLOOR

ENTRANCE HALL

DOUBLE BEDROOM

13' 7" x 11' 8" (4.14m x 3.56m)

LOUNGE / DINER

14' 10" x 12' 2" (4.52m x 3.71m)

With door opening onto patio

KITCHEN

15' 7" x 5' 11" (4.75m x 1.8m)

With second door opening onto patio

BATHROOM

OUTSIDE

PRIVATE PATIO GARDEN

20' 2" x 6' 8" (6.15m x 2.03m)





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Phillips & Still

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