

Norfolk Square, Brighton

Offers over £325,000



- A Beautifully Presented Purpose Built GF Apartment
- Two Double Bedrooms
- 21ft Bay Fronted Lounge / Dining Room
- Two Bath / Shower Rooms
- Share Of Freehold & No Onward Chain
- Stunning City Centre Location Moments From Western Road & Seafront

Norfolk Court, Norfolk Square, Brighton, BN1 2QB



They say it's all about location, location, location and that is definitely true of this fantastic purpose built ground floor flat! Overlooking picturesque Norfolk Square, situated just off Western Road and moments from the famous seafront promenade, you'll never be short of things to do here. The choice of trendy nearby eateries, fine wine bars, cafes and boutique shops is impressive and includes some of the best this City has to offer. Waitrose is also just along the road for your weekly shop as well as reliable bus routes & the bicycle share.

Internally the flat is airy, light and the layout flows well. Accommodation comprises of entrance hall, a large bay fronted lounge / dining room which is a fabulous space for relaxing in as well as entertaining family & friends, a separate modern fitted kitchen, shower room and two double bedrooms. The larger bedroom features an en suite bathroom / walk in dressing area.

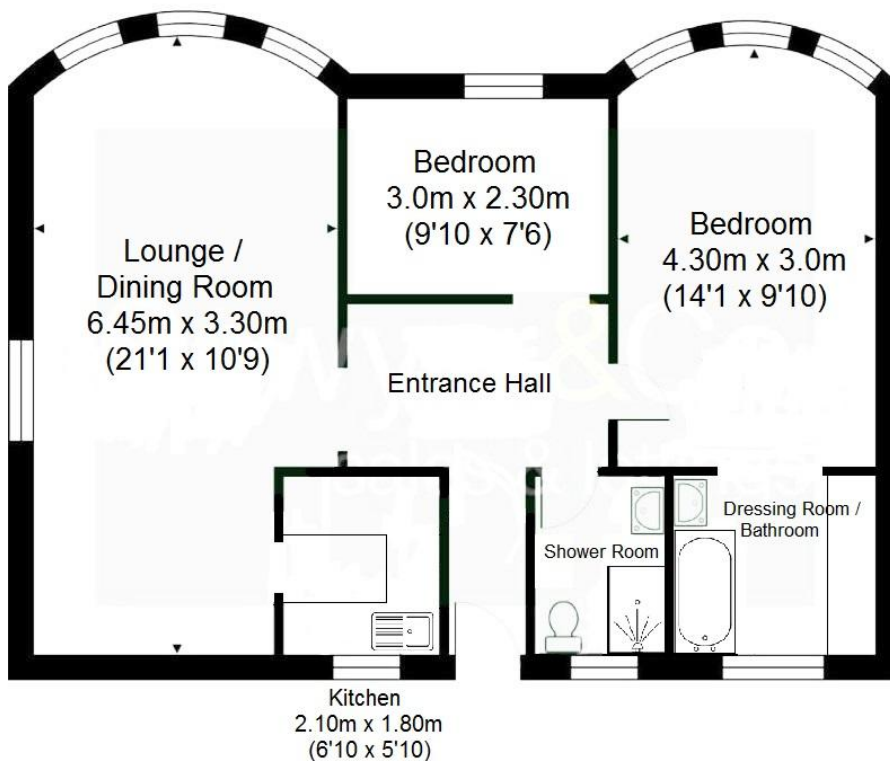
Other features of this fantastic property include share of Freehold and no onward chain. This flat really does tick all the boxes and suits the needs of all buyers. It will make someone a perfect first home, buy to let investment or second / holiday property by the sea!



Picture this...

Just imagine stepping out of your front door and being able to walk straight onto a beautiful square right in the heart of Brighton City centre! There you can enjoy a summer's picnic or maybe just relax in the sun and soak up some rays.

Alternatively, if you're feeling more adventurous that why not take a short stroll into town to the theatre or a comedy club. You'll never be short of ways to spend your weekend!



Approximate Floor Area
56.64 sq. m (609.66 sq.ft.)

Accommodation

GROUND FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE /
DINING ROOM
21' 1" x 10' 9" (6.45m x 3.3m)

KITCHEN
6' 10" x 5' 10" (2.1m x 1.8m)

BEDROOM TWO
9' 10" x 7' 6" (3.0m x 2.3m)

SHOWER ROOM
With W.C.

BEDROOM ONE
14' 1" x 9' 10" (4.3m x 3.0m)

EN SUITE BATHROOM /
DRESSING ROOM
7' 6" x 6' 10" (2.3m x 2.1m)

OUTSIDE

BIKE SHED / PADDLE BOARD
STORAGE AREA
To the rear of the building





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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	70
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

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk