

# PHILLIPS & STILL

Western Road, Brighton

Guide Price £240,000 - £250,000



- A delightful ground floor one bedroom purpose built apartment
- Excellent decorative order
- Sought after city centre location
- Perfect first time or investment purchase
- No onward chain

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



## 10 Mitre House, Western Road, Brighton, BN1 2AJ



This property is a ground floor one-bedroom purpose-built apartment, located in a highly sought-after city center location. It is in excellent decorative order throughout, making it an attractive option for potential buyers.

The interior of the apartment is in excellent condition, with attention given to maintaining a pleasing aesthetic. The walls, floors, and fixtures have been well-maintained, ensuring a move-in ready experience for the new owner. The meticulous upkeep also suggests that the property has been well-cared for by the previous occupants.

The apartment features a double bedroom, providing a private and comfortable space for its occupants. This makes it an ideal choice for individuals or couples looking for a compact and manageable living arrangement.

One of the highlights of this property is its spacious open plan kitchen sitting room. This design allows for a seamless flow between the kitchen and the living area, creating a bright and airy ambiance. The open plan layout also enhances the sense of space, making it ideal for entertaining guests or simply enjoying everyday activities.

Furthermore, this property is being sold with no chain, which means there are no complications or delays related to the sale. This is particularly advantageous for first-time buyers or investors looking for a hassle-free purchase process. The absence of a chain also indicates that the current owner is ready to complete the sale promptly.



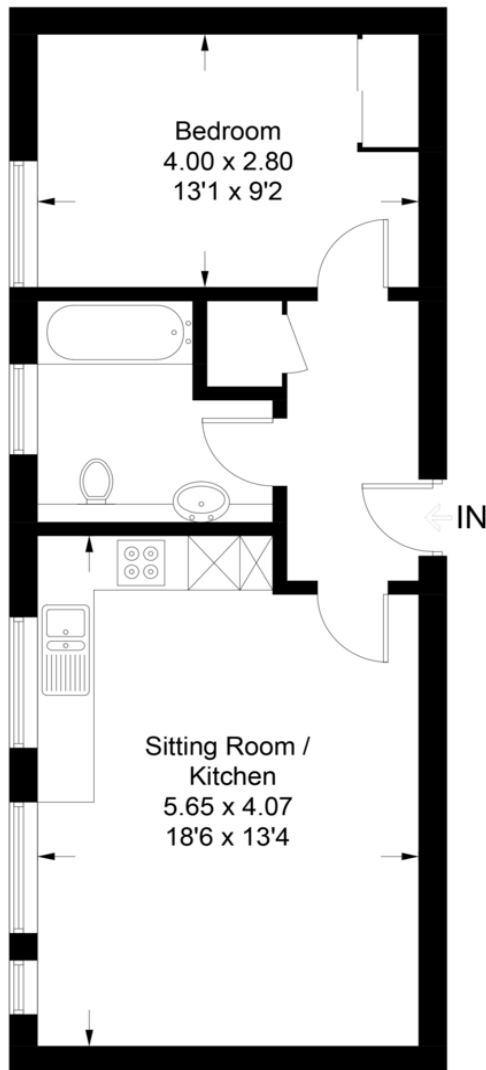
## Picture this...

If you are enticed by the bright lights of the big City then this address is the one for you!

Everything you could ever possibly want to eat, drink and entertain yourself with is just outside your front door in this location including comedy clubs, cocktail bars, seafront restaurants, the theatre, cinemas, trendy pubs and so much more! The hard part will be choosing between them all & deciding where to go next!

### Mitre House, Western Road, Brighton, BN1 2DA

Approximate Gross Internal Area = 45.5 sq m / 490 sq ft



**Ground Floor**

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

## Accommodation

### GROUND FLOOR

#### ENTRANCE HALL

SITTING ROOM/KITCHEN  
18' 6" x 13' 4" (5.64m x 4.06m)

#### BATHROOM

BEDROOM  
13' 1" x 9' 2" (3.99m x 2.79m)





## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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 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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