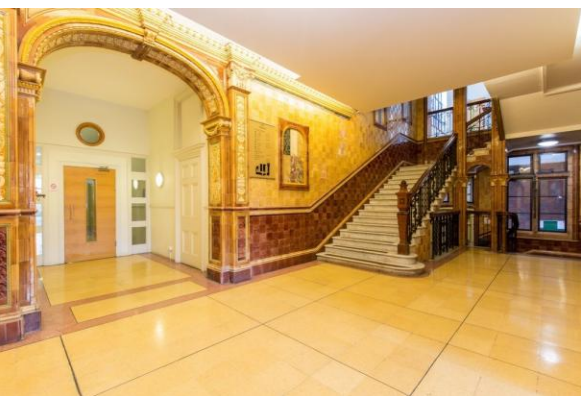


# PHILLIPS & STILL



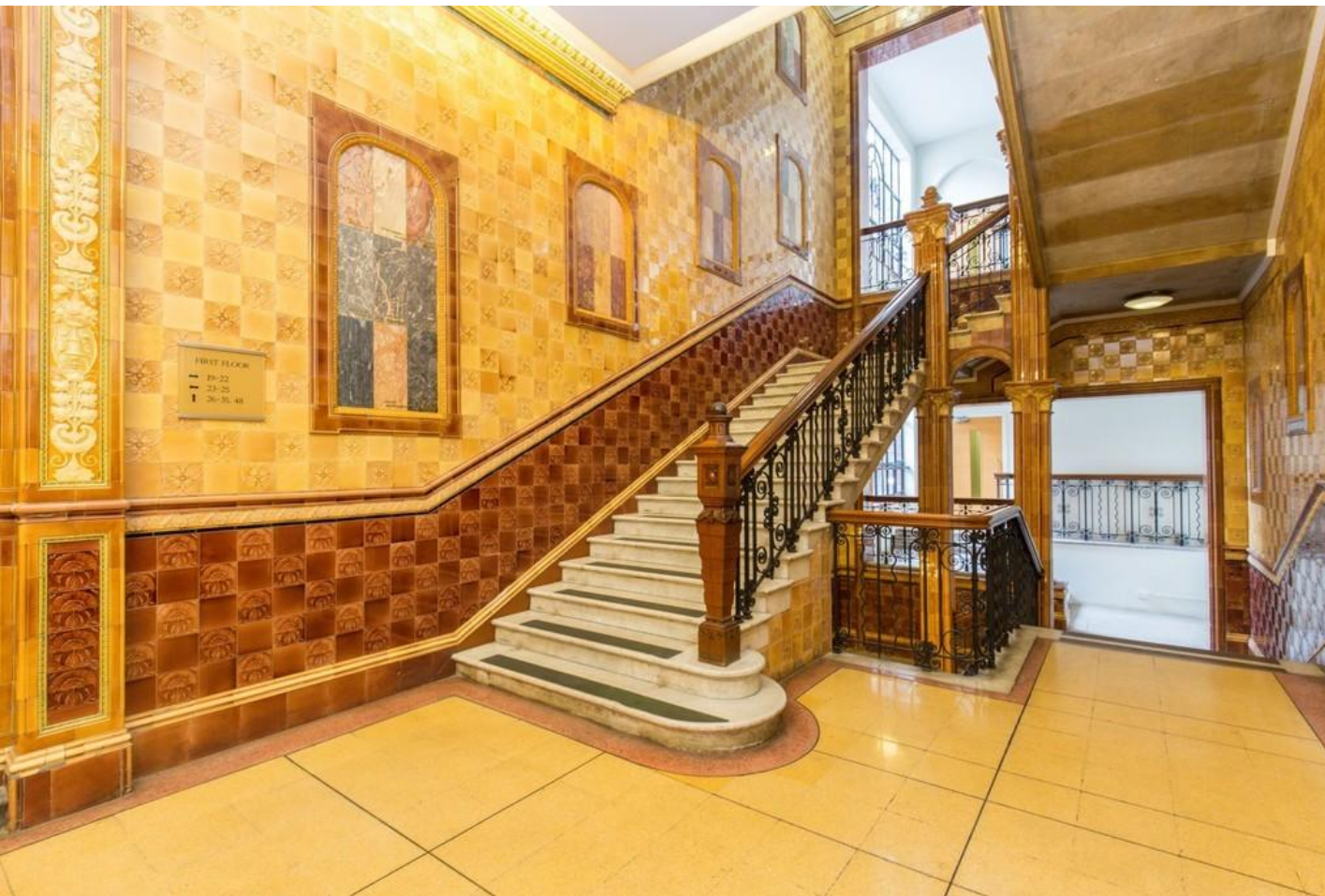
- A delightful and spacious one bedroom apartment
- Set in a very unique and fantastic victorian building
- Grand communal entrance hall and concierge service
- Very attractive communal gardens

Richmond Terrace, Brighton, BN2 9SY

Guide Price Of £270,000 - £290,000

Old College House has got to be this city's most stand out Victorian building with fantastic communal hallways and gardens. This unique property is situated in one of Brighton's hot spots and is presented in good condition throughout with no onward chain.





## Property Description

This property is a charming and roomy one bedroom apartment situated in a highly distinctive and marvelous Victorian building in the heart of Brighton. The building itself features a communal entrance, adding an element of community to the living experience, and also offers a concierge service, ensuring convenience and security for residents.

Upon entering the apartment, you are greeted by a spacious open plan kitchen and lounge area, providing ample space for both cooking and relaxation. The room is flooded with natural light, creating a bright and inviting atmosphere. The kitchen is modern and well-equipped, offering all the necessary amenities for preparing meals.

The apartment also boasts a generously sized double bedroom, providing a comfortable space for rest and relaxation. The room is well-appointed and offers plenty of storage options for personal belongings. Adjacent to the bedroom is a modern family bathroom, featuring sleek fixtures and fittings, creating a stylish and functional space for daily use.

One of the highlights of this property is the attractive communal gardens, providing a peaceful and picturesque outdoor space for residents to enjoy. Whether it be for a morning stroll or an afternoon picnic, these gardens offer a tranquil escape from the bustling city.

This apartment is an ideal choice for first-time buyers or investors, as it presents an excellent opportunity to enter the property market or expand one's portfolio. Furthermore, it is being sold with no chain, meaning there are no complications or delays associated with a property chain.





# Accommodation

## LOWER GROUND FLOOR

ENTRANCE HALL

BEDROOM

12' 6" x 11' 10" (3.81m x 3.61m)

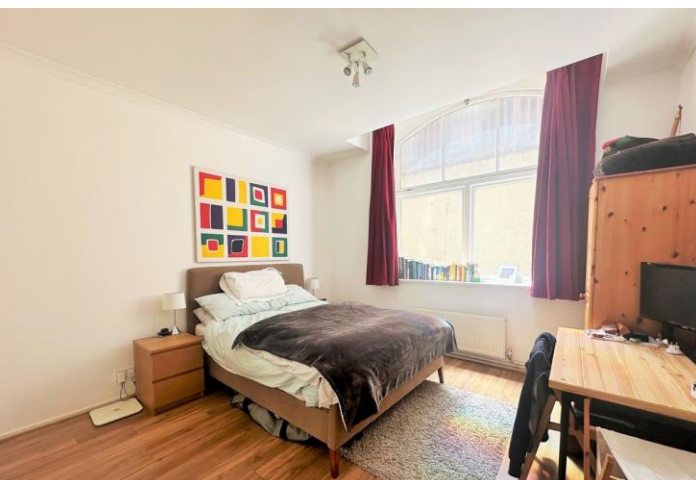
SITTING ROOM/ KITCHEN

22' 10" x 12' 6" (6.96m x 3.81m)

BATHROOM

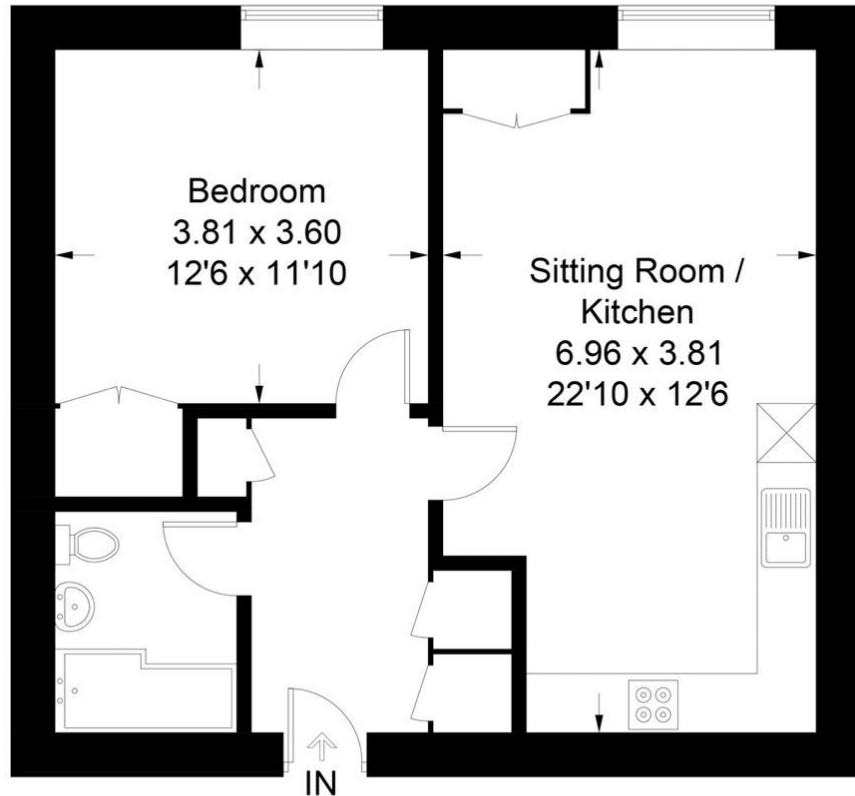
OUTSIDE

COMMUNAL GARDENS



**Old College House, Richmond Terrace, Brighton BN2 9SY**

Approximate Gross Internal Area = 54.1 sq m / 582 sq ft



**Lower Ground Floor**

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

**Picture this...**

What a perfect home to come and relax in for the weekend...Everything is literally on your doorstep including a wide range of shops, bars, restaurants and many local attractions.

You can really soak up Brighton's cosmopolitan atmosphere as living here so why not take a short walk down to Brighton's famous seafront when you can enjoy the beautiful views and sunsets this City has to offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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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Sat: 9am - 4pm

