

PHILLIPS & STILL

Broad Street, Brighton

Guide Price £450,000 - £475,000



- Arranged as two three bedroom maisonettes
- In need of complete modernisation throughout
- Sought after after city centre location just off Brighton seafront
- Cash buyers only
- No onward chain

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This property is arranged as two three bedroom maisonette's located in a sought-after city centre location, just off Brighton seafront. The property is in need of full modernisation throughout, presenting a great opportunity for potential buyers to customize it according to their preferences.

The lower maisonette features a rear patio garden, providing a private outdoor space for relaxation or entertaining. It is important to note that due to certain circumstances, the property can only be sold to cash buyers and not those relying on mortgage financing. Despite this restriction, the property's prime location and potential for renovation make it an appealing investment opportunity.



Accommodation

LOWER GROUND FLOOR

ENTRANCE HALL

LOUNGE

16' x 12' 4" (4.88m x 3.76m)

BEDROOM

14' 8 INTO BAY" x 11' 5 MAX"
(4.47m x 3.48m)

KITCHEN

10' 8" x 5' 3" (3.25m x 1.6m)

GROUND FLOOR

BATHROOM

10' 11" x 4' 7" (3.33m x 1.4m)

LANDING

BEDROOM

14' 6 INTO BAY" x 11' 1 MAX"
(4.42m x 3.38m)

BEDROOM

16' 1 INTO BAY" x 13' MAX" (4.9m x
NaNm)

SPLIT LEVEL FIRST FLOOR

CLOAKROOM

FIRST FLOOR

KITCHEN

14' 7 INTO BAY" x 10' 4" (4.44m x
3.15m)

LANDING

LOUNGE/ DINING ROOM

17' 3 MAX" x 16' 2 INTER BAY"
(5.26m x 4.93m)

SECOND FLOOR

LANDING

BEDROOM

15' 6 INTO BAY" x 10' 3" (4.72m x
3.12m)

BEDROOM

13' 4" x 10' 1" (4.06m x 3.07m)

BATHROOM

18' 11" x 3' (5.77m x 0.91m)

THIRD FLOOR

ATTIC ROOM

16' MAX" x 10' 3" (NaNm x 3.12m)

OUTSIDE

REAR PATIO COURTYARD



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.



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.

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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