

PHILLIPS & STILL

Egremont Place, Brighton

Guide Price £300,000 - £320,000



- Delightful split level one bedroom apartment
- Open plan living accommodation
- Modern fitted kitchen and stunning shower room
- Rear Patio Garden
- Chain free

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34A Egremont Place, Brighton, BN2 0GB

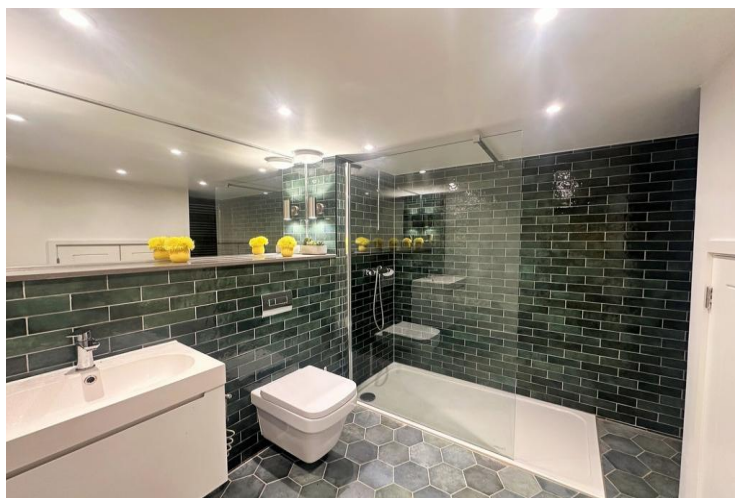


This property is a delightful split-level one-bedroom apartment located in the highly desirable Kemp Town area of Brighton. It features a spacious kitchen and lounge area, which provides ample room for both cooking and relaxing. The kitchen is well-equipped and offers all the necessary appliances and storage space.

The apartment boasts a stunning wet room, which is a modern and stylish addition. The wet room features a walk-in shower area, a contemporary sink, and sleek fixtures. It provides a luxurious and convenient space for residents to freshen up.

Additionally, the property offers a rear patio garden, which provides a private outdoor space. This area can be utilized for various purposes, such as gardening, hosting outdoor gatherings, or simply enjoying some fresh air and relaxation. The rear patio garden adds an extra dimension to the property, allowing residents to enjoy outdoor living.

One of the significant advantages of this property is that it is chain-free, meaning there are no complications or delays associated with the sale. This allows for a smoother and more efficient purchasing process.



Accommodation

GROUND FLOOR

PRIVATE ENTRANCE PORCH

KITCHEN/ SITTING ROOM
16' 11" x 16' 1" (5.16m x 4.9m)

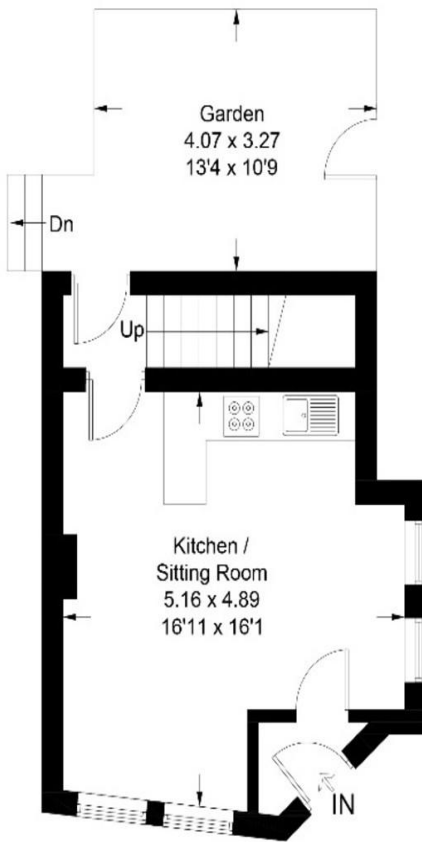
LOWER GROUND FLOOR

STUNNING WET ROOM

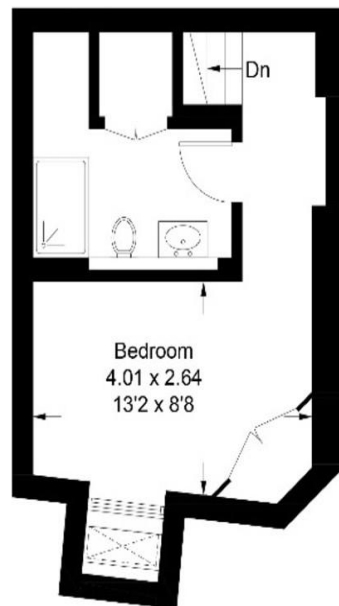
BEDROOM
13' 2" x 8' 8" (4.01m x 2.64m)

OUTSIDE

PATIO GARDEN
13' 4" x 10' 9" (4.06m x 3.28m)



Ground Floor



Lower Ground Floor





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	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
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