

# PHILLIPS & STILL

Park Crescent Place, Brighton

Guide Price £250,000 - £260,000



- **First floor purpose built apartment**
- **Two double bedrooms**
- **Good Size sitting room and kitchen**
- **Ideal investment or first time purchase**
- **Current rent £16,500 per year**

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## 16 Devonian Court, 36 Park Crescent Place, Brighton, BN2 3HG



This charming first-floor purpose-built apartment, ideally situated in the heart of central Brighton. This well-maintained residence features two spacious double bedrooms, making it perfect for first-time buyers or investors seeking a lucrative opportunity.

Upon entering, you'll find a generous sitting room that offers ample space for relaxation and entertaining. The room is filled with natural light, creating a warm and inviting atmosphere. Close to the sitting room is a well-equipped kitchen, providing the perfect space for culinary enthusiasts to whip up delicious meals.

This apartment is not only a comfortable living space but also an excellent investment opportunity, with a current rental income of £16,500 per year. The prime location in central Brighton ensures easy access to local amenities, shops, restaurants, and vibrant nightlife, as well as convenient transport links.

With its combination of desirable features and fantastic location, this apartment is an ideal choice for those looking to make their first step onto the property ladder or for seasoned investors seeking a reliable rental property. Don't miss the chance to view this exceptional apartment in one of Brighton's most sought-after areas!



## Accommodation

### FIRST FLOOR

ENTRANCE HALL

KITCHEN

10' 0" x 9' 5" (3.05m x 2.87m)

BEDROOM

11' 9" x 8' 9" (3.58m x 2.67m)

BEDROOM

11' 6" x 9' 5" (3.51m x 2.87m)

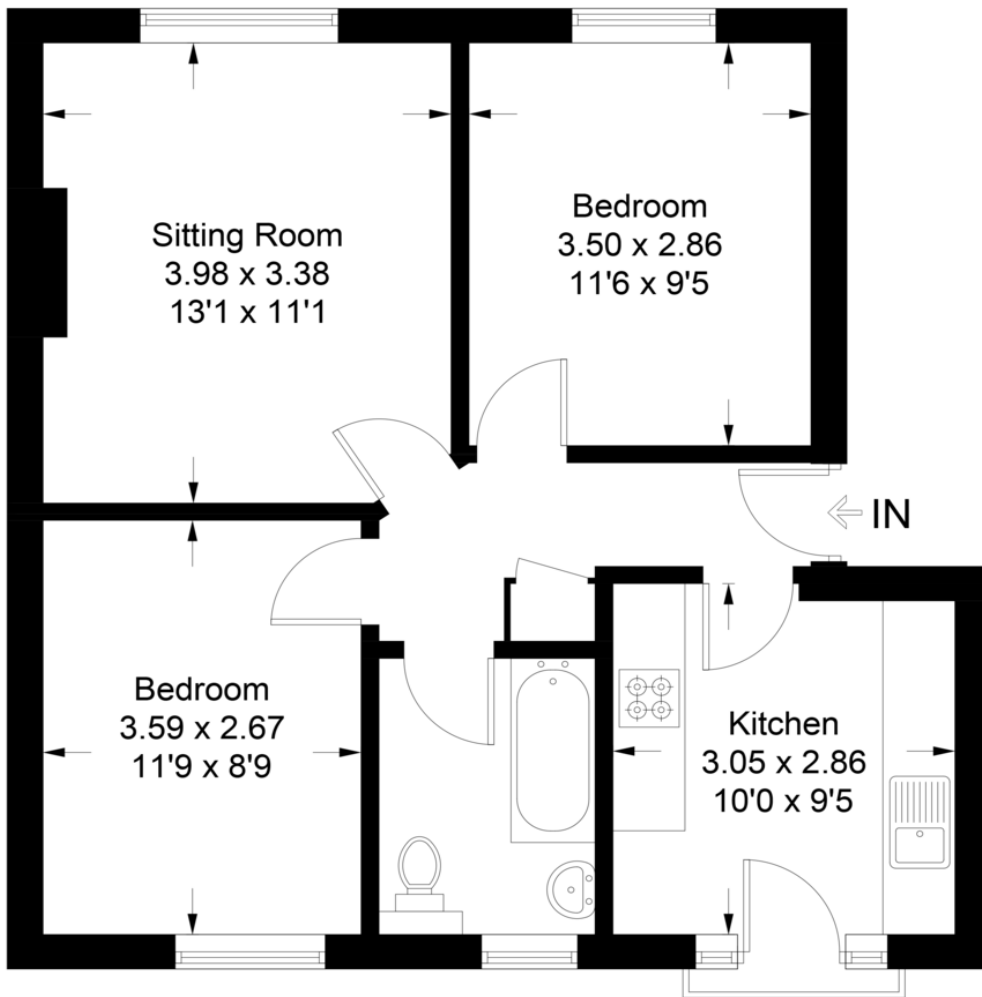
SITTING ROOM

13' 1" x 11' 1" (3.99m x 3.38m)

BATHROOM

### Devonian Court, Park Crescent Place, Brighton, BN2 3HG

Approximate Gross Internal Area = 53.3 sq m / 574 sq ft



### First Floor

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





## 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		
69-80	C	74 C	79 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](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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