

John Street, Brighton

£300,000 - £325,000



- An Extremely Spacious Second Floor Purpose Built Apartment
- Three Double Bedrooms
- Large Lounge / Diner With Private West Facing Balcony
- Low Outgoings & No Onward Chain
- Fantastic Central Brighton Location

To view all our homes: phillipsandstill.co.uk

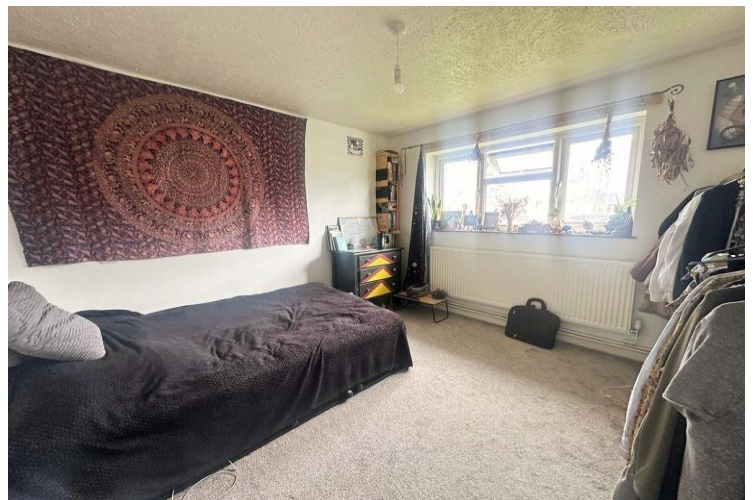
Dinapore House, John Street, Brighton, BN2 9PL



Whether you are looking for a home or an investment property, top of the list of requirements has to be location and it's hard to find apartments as close to the centre of Brighton as Dinapore House. On this quiet road you would never think that you are only a few minutes walk from everything that the City centre has to offer!

Brighton mainline railway station can be reached within ten minutes on foot, as can most of the best bars, restaurants, cafes, shops, parks, trendy North Laine and come summer time, the beach and seafront promenade just as easily.

The property is extremely spacious offering three double bedrooms, a large lounge / diner opening onto a private West facing balcony, separate kitchen, bathroom and separate toilet as well as a fantastic amount of built-in storage. You also have no onward chain and very reasonable service charges.



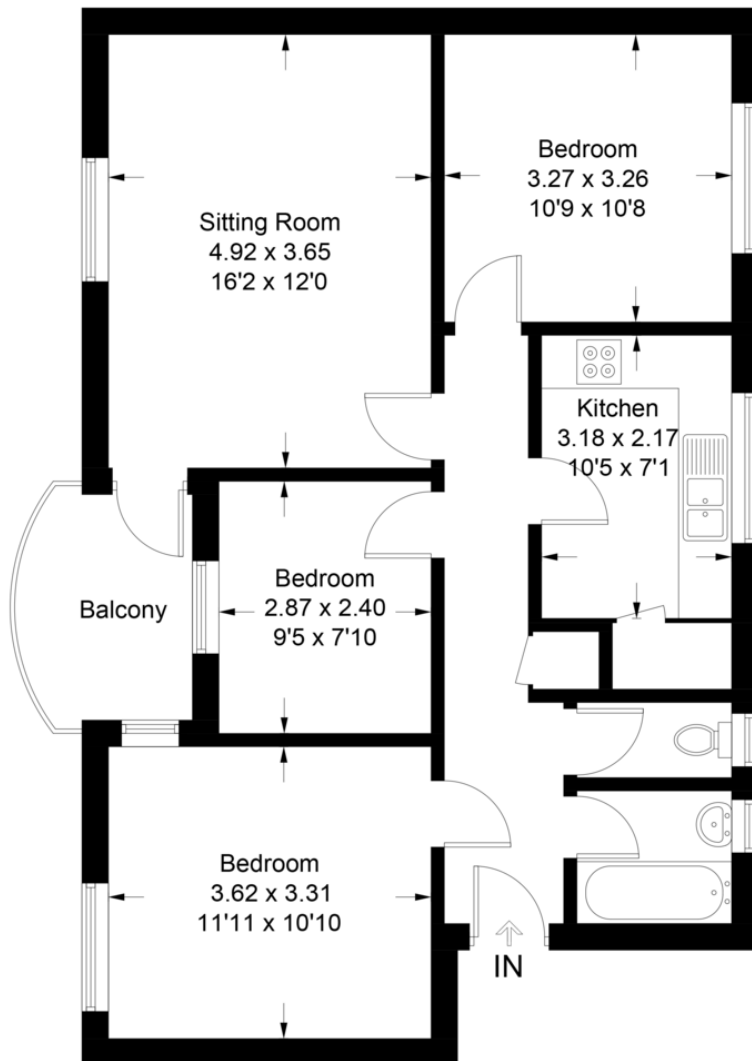
Picture this...

At this address you can really soak up Brighton's cosmopolitan atmosphere so why not stroll down to Brighton's famous picturesque seafront where you can enjoy some beautiful ocean views and sunsets...

With so much versatile living space on offer, it will make a perfect home, buy to let investment or second / holiday property a short walk from all the exciting entertainment, food and drink on offer in the City centre!

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Approximate Gross Internal Area = 71.9 sq m / 774 sq ft



Second Floor

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

Accommodation

SECOND FLOOR

ENTRANCE HALL

BATHROOM

SEPARATE W.C.

KITCHEN

10' 5" x 7' 1" (3.18m x 2.16m)

BEDROOM TWO

10' 9" x 10' 8" (3.28m x 3.25m)

LOUNGE / DINER

16' 2" x 12' 0" (4.93m x 3.66m)

Opening onto:

PRIVATE WEST FACING BALCONY

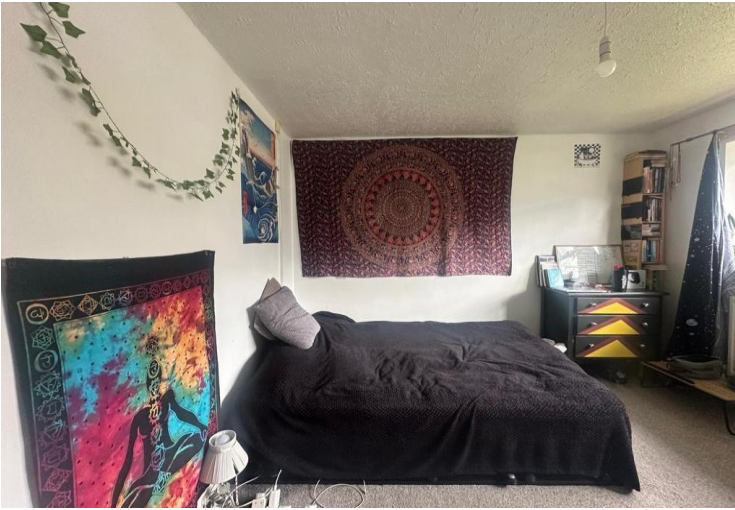
BEDROOM THREE

9' 5" x 7' 10" (2.87m x 2.39m)

BEDROOM ONE

11' 11" x 10' 10" (3.63m x 3.3m)





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			

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.

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