

# PHILLIPS & STILL

Chanctonbury Road, Hove

Asking Price of £275,000



- A Well Presented & Extremely Light Second / Top Floor Converted Flat In Seven Dials
- One Double Bedroom
- Lounge / Diner Opening Onto Large Private Roof Terrace
- Separate Kitchen
- Share Of Freehold & No Onward Chain

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## Chanctonbury Road, Hove, BN3 6EL



Here you have an impressive second / top floor residence situated in Seven Dials, one of Brighton & Hove's most sought after locations. Brighton mainline railway station is within walking distance making this a perfect spot for anyone looking to commute to Gatwick / London Victoria. Bus services and a vast array of local shops & amenities are on your doorstep including various trendy coffee shops, gastro pubs, supermarkets, hairdressers, delis, cafes and a bakery.

Internally the flat is very bright and well presented with a convenient layout and no worry of noisy upstairs neighbours. The entrance hall takes you up to the landing with a lightwell and access to both the bedroom and lounge / diner. The double bedroom is large and has built-in wardrobes, ample in-eaves storage and an area by the window that the previous residents used as a home office / desk space.

The lounge / diner is also a great size with double glazed doors opening onto the spectacular private roof terrace. With gorgeous roof top views and plenty of space for outdoor furniture, sunbeds and alike, this private outdoor area is the perfect place for al fresco dining, sunbathing and chilling out with your morning coffee or evening glass of wine in the sunshine! You also have a separate kitchen and bathroom with both a bath & walk-in shower cubicle.

The flat benefits from a share of the Freehold and no onward chain so it is ready and waiting for its' new owner to pack their bags, move straight into and make their own! St Ann's Well Gardens is also only a stone's throw away and renowned for its' great recreational facilities...it's a fabulous place to walk the dog or enjoy a picnic on a sunny summer's day! Living here would be really exciting and you would be certain of experiencing Brighton & Hove's cosmopolitan lifestyle and atmosphere to the full.





## Picture this...

This superb top floor conversion will make the perfect first step on the property ladder, a brilliant buy to let investment or an ideal holiday / second property right in the heart of the City with everything within walking distance!

The spacious private roof terrace benefits from all day sun and feels secluded & peaceful as it is fully enclosed with high fences making it the perfect spot for sunbathing & relaxing out in with family & friends!

### Chanctonbury Road, Hove, BN3 6EL

Approximate Gross Internal Area = 45.3 sq m / 488 sq ft

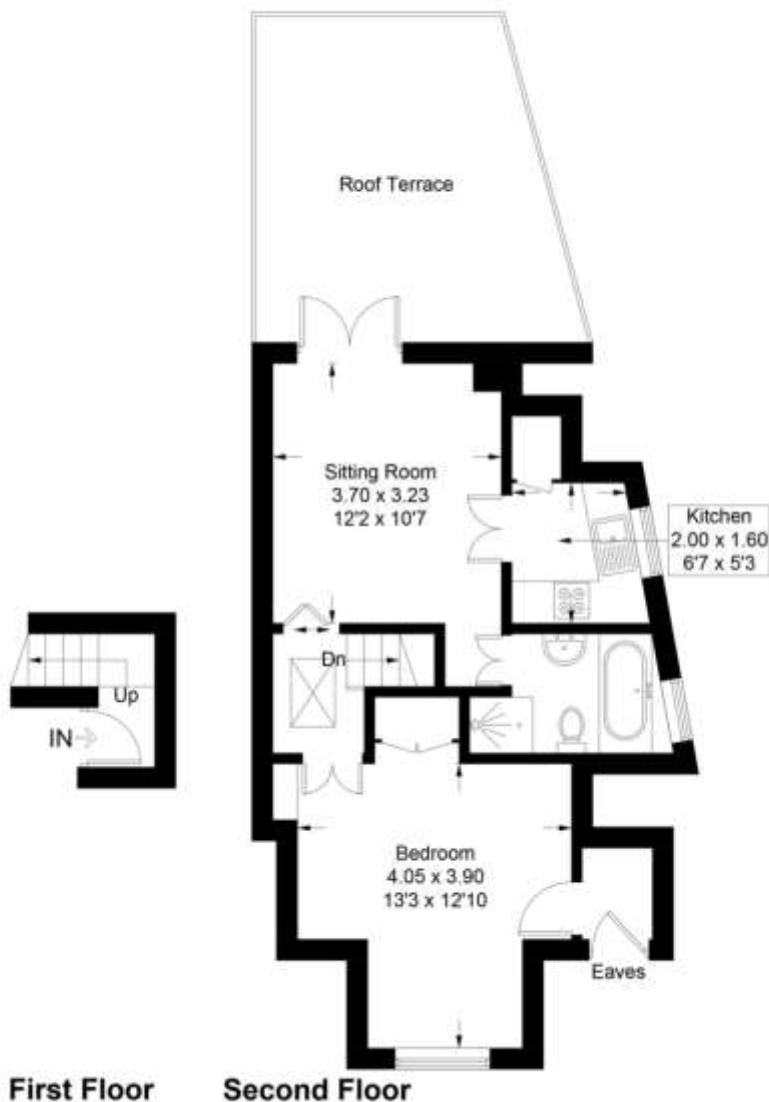


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

## Accommodation

### SECOND (TOP) FLOOR

**ENTRANCE HALL**  
With staircase rising to:

**LANDING**  
With light well

**LOUNGE / DINER**  
12' 2" x 10' 7" (3.71m x 3.23m)  
With double glazed doors opening onto roof terrace

**SEPARATE KITCHEN**

**BATHROOM**  
With bath & walk-in shower cubicle

**DOUBLE BEDROOM**  
13' 3" x 12' 10" (4.04m x 3.91m)  
With built-in wardrobes and in-eaves storage

### OUTSIDE

**LARGE PRIVATE ROOF TERRACE**





## 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.

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         | 74   C    |
| 55-68                    | D             |         |           |
| 39-54                    | E             | 51   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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