

# PHILLIPS & STILL

Eastern Road, Brighton

Asking Price of £220,000



- A Delightful First Floor Converted Flat
- Well Presented & Bright Throughout
- One Double Bedroom
- Fantastic Lounge / Diner
- Separate Modern Fitted Kitchen
- No Onward Chain

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



## Eastern Road, Brighton, BN2 0AE



This charming first floor conversion is located in a sought after area of Brighton near trendy Kemp Town village close to local shops, cafes and amenities. As well as everything within walking distance, easy travel links are available close by with frequent bus services into the City centre and Brighton mainline station. Our famous seafront promenade is also close by with Brighton Marina just down the road where you'll find a cinema, bowling alley, restaurants, bars and a supermarket.

Accommodation comprises of entrance hall with a built-in storage cupboard, double bedroom, bathroom, a spacious & light lounge / diner and separate kitchen with space for a table & chairs. It is an ideal first time buy, brilliant buy to let investment or wonderful holiday / second property near the sea! And with no onward chain, it is ready to pack your bags and move into.



## Picture this...

This fantastic first floor converted flat is the perfect first step on the property ladder, a brilliant buy to let investment or idyllic holiday / second home near the sea!

It is presented for sale in great condition and benefits from no onward chain so it is ready to move into & make your own!

## Accommodation

### FIRST FLOOR

ENTRANCE HALL

LOUNGE / DINER

12' 6" x 11' 1" (3.81m x 3.38m)

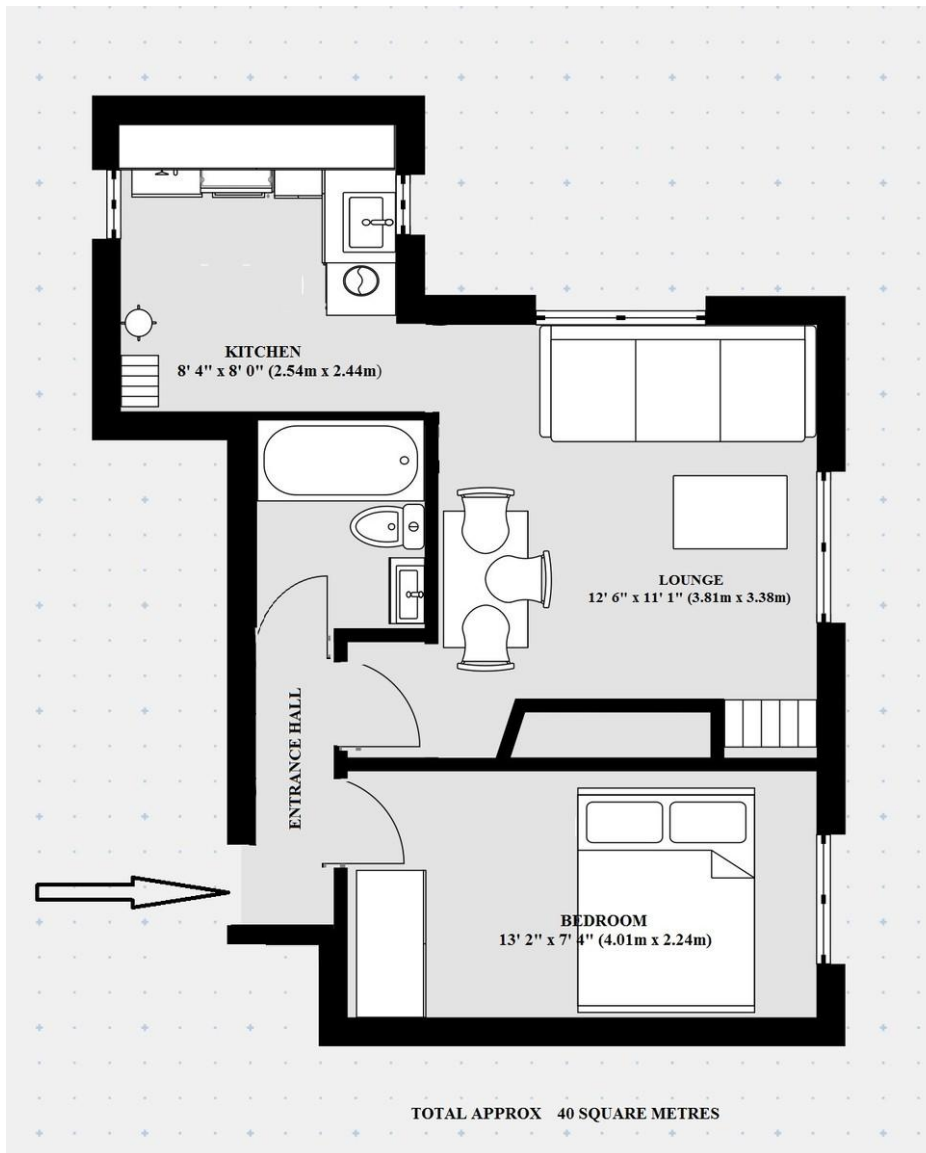
SEPARATE KITCHEN

8' 4" x 8' 0" (2.54m x 2.44m)

DOUBLE BEDROOM

13' 2" x 7' 4" (4.01m x 2.24m)

BATHROOM







## 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		76   C
55-68	D	65   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

**01273 771111**

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