



PHILLIPS & STILL

DONALD HALL ROAD, BRIGHTON  
GUIDE PRICE £250,000 - £260,000







## Fourth Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



Positioned on the fourth floor of this purpose built block is a spacious apartment that benefits from no onward chain and is the perfect first step on the property ladder or buy to let investment.

Accommodation comprises of entrance hall with built-in storage, two double bedrooms, modern bathroom, separate kitchen and a wonderful 15ft South facing lounge / diner opening onto a stunning private sea facing balcony offering direct panoramic ocean views!

The property enjoys an elevated position directly behind the Royal Sussex County Hospital, with trendy Kemp Town village on your doorstep as well as fabulous walks on the Brighton Racecourse and nearby woodland. The seafront, Brighton City and handy transport links are also close by.

### FOURTH FLOOR

Lift and staircase rising to

### ENTRANCE HALL

### BATHROOM

### KITCHEN

9' 5" x 7' 3" (2.87m x 2.21m)

### BEDROOM TWO

11' 10" x 10' 3" (3.61m x 3.12m)

### LOUNGE / DINER

15' 10" x 11' 8" (4.83m x 3.56m)

Opening onto:

### PRIVATE SOUTH FACING BALCONY

With stunning panoramic sea views

### BEDROOM ONE

11' 11" x 11' 7" (3.63m x 3.53m)

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   B
69-80	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

