

# PHILLIPS & STILL

Fairlight Place, Brighton

Guide Price £190,000 - £210,000



- A delightful one bedroom lower ground floor flat
- Rear patio
- Perfect first time or investment purchase
- Own private entrance
- No onward chain

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# Fairlight Place, Brighton, BN2 3AH



Welcome to this delightful one-bedroom lower ground floor flat, perfectly situated just moments from the vibrant city centre of Brighton and the stunning seafront. This property is an ideal opportunity for first-time buyers or savvy investors seeking a charming urban retreat, and it comes with the added benefit of being offered with no onward chain.

The flat boasts its own private entrance, providing a sense of independence and security. As you step inside, you'll immediately appreciate the inviting atmosphere and well-thought-out layout. The living area is generously proportioned, featuring large windows that allow natural light to flood the space, creating a warm and welcoming ambiance. The neutral décor provides a blank canvas for personal touches, while the practical layout ensures that it is both functional and comfortable. This space is perfect for relaxing after a busy day or entertaining friends.

The kitchen design maximizes space while offering everything you need to whip up delicious meals. Its convenient layout makes it easy to navigate, whether you're a seasoned cook or just enjoy the occasional meal prep.

The bedroom is a serene retreat, providing a cozy atmosphere for restful nights. This space is well-sized, comfortably accommodating a double bed along with additional furnishings such as wardrobes or bedside tables.

One of the standout features of this property is the charming rear patio. This private outdoor space offers a perfect spot for al fresco dining, hosting small gatherings, or simply enjoying a quiet moment outdoors. The patio is easily accessible from the flat, enhancing your living experience by providing a seamless indoor-outdoor flow.



# Accommodation

## LOWER GROUND FLOOR

SITTING ROOM  
12' 10" x 11' 1" (3.91m x 3.38m)

BEDROOM  
10' 8" x 10' 0" (3.25m x 3.05m)

KITCHEN  
8' 4" x 8' 2" (2.54m x 2.49m)

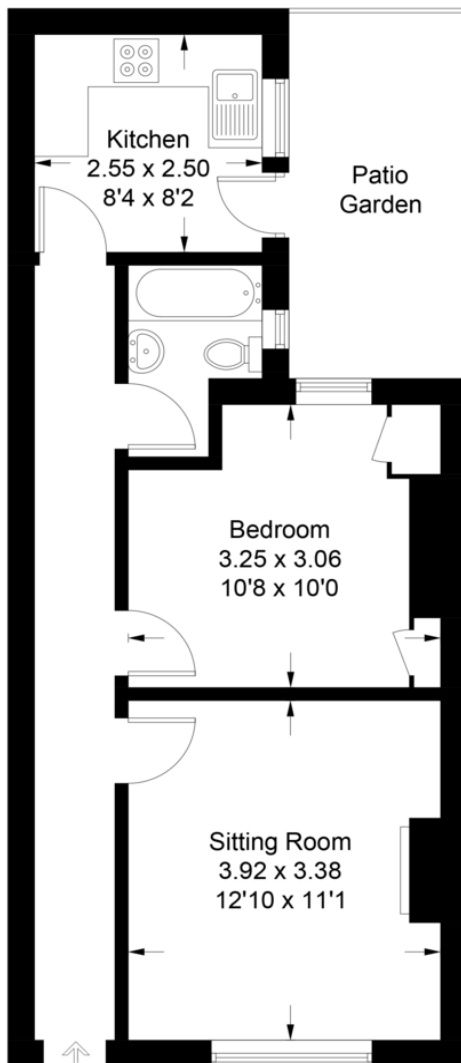
BATHROOM

## OUTSIDE

PATIO GARDEN

## Fairlight, Brighton, BN2 4PB

Approximate Gross Internal Area = 44.2 sq m / 476 sq ft



## Lower Ground 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		81 B
69-80	C		
55-68	D	56 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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