

# PHILLIPS & STILL

Ashton Rise, Brighton

£250,000 - £260,000



- **A Spacious Purpose Built Ninth Floor Apartment**
- **Two Double Bedrooms With Built-In Wardrobes**
- **Lounge / Diner Opening Onto Private Balcony With Wonderful Views**
- **Separate Modern Kitchen**
- **Popular City Centre Location**
- **Lift Service & No Onward Chain**

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





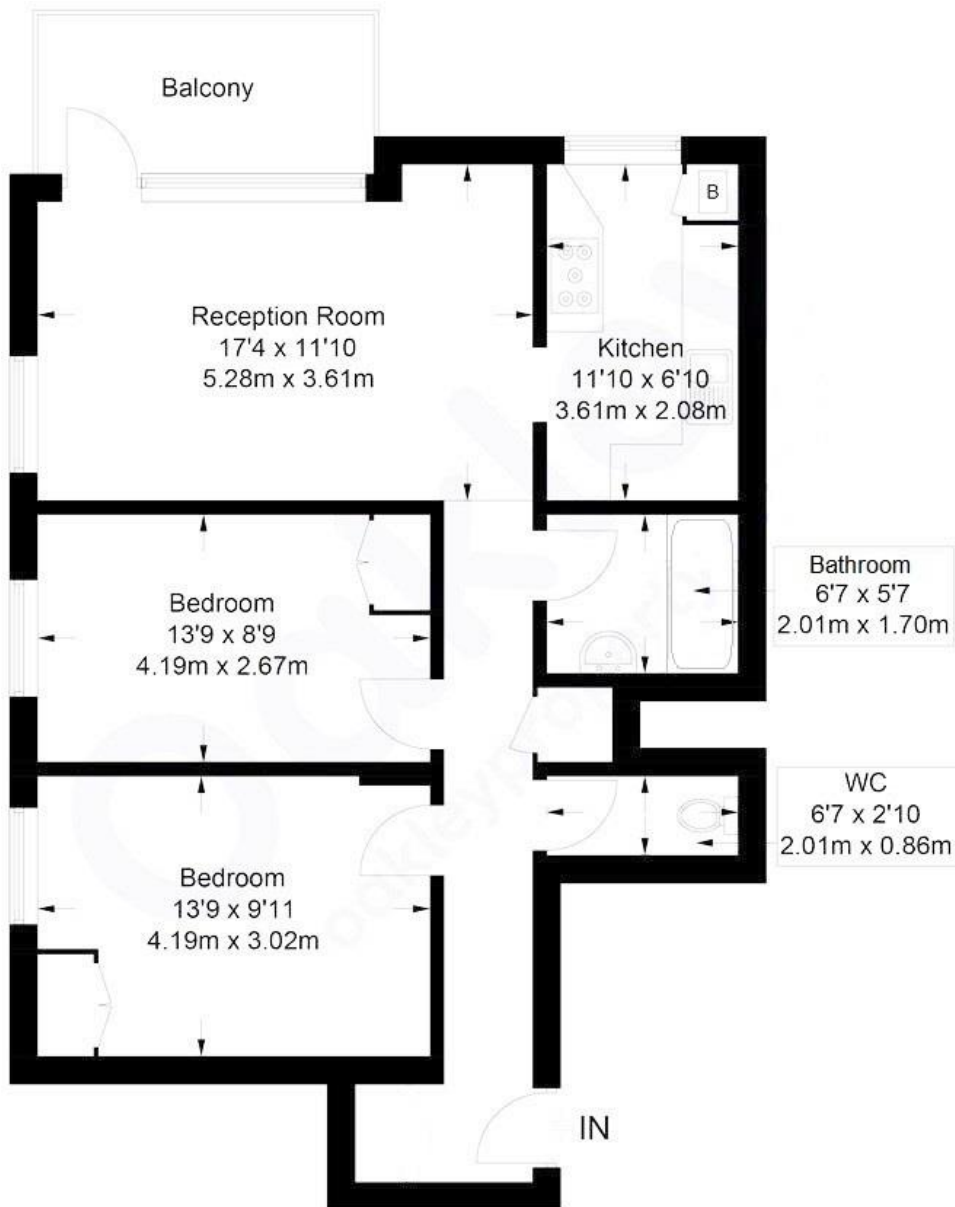
## Courtlands, Ashton Rise, Brighton, BN2 9QQ



This spacious ninth floor flat features far reaching views and forms part of a purpose built block located in the heart of central Brighton. For commuters Brighton mainline railway station is in easy convenient reach with direct links to London & Gatwick. The bright and well laid out living accommodation, which is approached via lift or stairs comprises of entrance hall, lounge / diner opening onto a private sunny balcony, separate modern kitchen, two double bedrooms both with built-in storage, a bathroom and a separate W.C. The apartment is double glazed with gas central heating, an extended lease and no onward chain.

Ashton Rise is located off Grand Parade / Valley Gardens in central Brighton. This fantastic location affords easy access to Brighton railway station (0.5 miles), delightful Queens Park with its tennis courts, duck pond, gardens and parkland (0.2 miles), The Level park and skate park (0.2 miles), North Laine with its boutiques, bars, restaurants (0.4 miles), The Theatre Royal (0.5 miles), Duke Of York Cinema (0.6 miles), Brighton's famous seafront (0.8 miles) and Churchill Square shopping centre (0.8 miles). Additionally the neighbouring area of Hanover is home to plenty of superb independent pubs, cafes and shops and there are excellent transport links in & out of Brighton close at hand including the main roads, frequent bus services and trains.





## Ninth Floor

Approximate Gross Internal Area = 737 sq ft / 68.5 sq m  
Including Limited Use Area (19 sq ft / 1.8 sq m)

Illustration for identification purposes only,  
measurements are approximate, not to scale. © Oakley Property 2023

## Accommodation

Lift & staircase rising to

ENTRANCE HALL

BEDROOM ONE

13' 9" x 9' 11" (4.19m x 3.02m)

BEDROOM TWO

13' 9" x 8' 9" (4.19m x 2.67m)

SEPARATE W.C.

BATHROOM

MODERN KITCHEN

11' 10" x 6' 10" (3.61m x 2.08m)

LOUNGE / DINER

17' 4" x 11' 10" (5.28m x 3.61m)

Opening onto:

PRIVATE BALCONY

Sunny South / Easterly aspect







## 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	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.

## 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**

[westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk)

112 Western Road, Brighton, East Sussex, BN1 2AB

[www.phillipsandstill.co.uk](http://www.phillipsandstill.co.uk)