

PHILLIPS & STILL

Stone Street, Brighton

Asking Price £350,000 -£375,000



- **First floor 2 bedroom apartment**
- **Bathroom and en suite shower room**
- **No onward chain**
- **Balcony**
- **Sought after city centre location**

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Stone Street, Brighton, BN1 2HB



Nestled on the highly desirable Stone Street in the heart of Brighton, this exceptional two-bedroom flat offers the perfect blend of style, space, and convenience. Positioned within the city centre and just steps away from the iconic Lanes, this property is ideally suited for those looking to enjoy the vibrant lifestyle Brighton is renowned for.

As you step into the flat, you are welcomed by a bright and spacious open-plan living area, designed to suit modern living. The layout seamlessly integrates the lounge, dining, and kitchen spaces, creating an inviting atmosphere perfect for entertaining or unwinding after a busy day. The living area extends onto a private balcony, offering an idyllic spot to relax and enjoy the bustling energy of the city from a peaceful vantage point.

Both bedrooms are impressively proportioned, providing generous space for restful retreats. The main bedroom is particularly noteworthy, featuring its own ensuite bathroom, a sought-after feature that adds an extra layer of luxury and convenience. The second bedroom is equally spacious, making it perfect for guests, a home office, or additional family members.

The property's location is one of its most compelling features. Situated in the very heart of Brighton, you'll find yourself within easy walking distance of the city's best attractions, including the boutique shops and artisan cafes of the Lanes, the vibrant seafront, and a wealth of cultural and entertainment options. Despite being in the centre of it all, the flat offers a peaceful sanctuary to return to at the end of the day.

Additional benefits include the convenience of no onward chain, ensuring a smooth and straightforward purchase process.



Accommodation

FIRST FLOOR FLAT

ENTRANCE HALL

OPEN PLAN KITCHEN/LOUNGE
30' 4" x 14' 0" (9.25m x 4.27m)

BEDROOM
13' 9" x 12' 10" (4.19m x 3.91m)

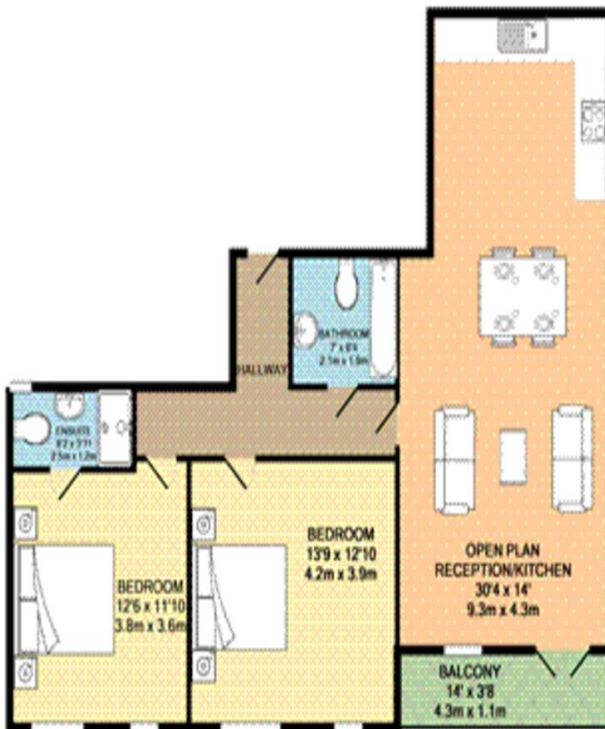
BEDROOM
12' 6" x 11' 10" (3.81m x 3.61m)

ENSUITE BATHROOM

FAMILY BATHROOM

OUTSIDE

BALCONY

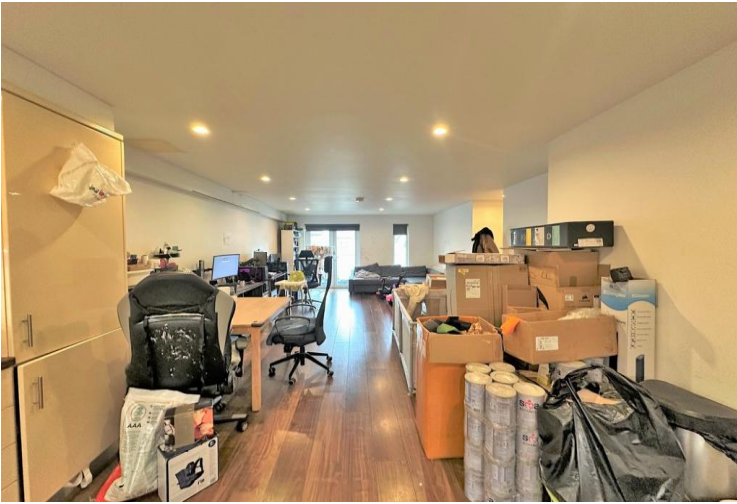


TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 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	← 83 B	← 83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note:

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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
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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