



PHILLIPS & STILL

BATH STREET, BRIGHTON

GUIDE PRICE OF £220,000 - £230,000





Tucked away in the ever-popular Seven Dials area, this charming raised ground-floor one-bedroom garden flat offers an inviting and well-presented living space, ideal for first-time buyers, downsizers, or investors. With a share of freehold and no onward chain, this property provides a fantastic opportunity to own a home in one of Brighton's most sought-after locations.

Stepping inside, you'll find a bright and airy interior that has been maintained in good decorative order. The well-proportioned living space offers a comfortable and stylish setting, while the separate bedroom provides a peaceful retreat. The property benefits from a private garden, a rare find in this location, offering a tranquil space to enjoy a morning coffee, entertain guests, or simply unwind after a busy day.

Seven Dials is renowned for its village-like atmosphere, with an array of independent cafés, restaurants, and boutique shops just moments away. The property is ideally positioned for commuters, with Brighton Station only a short walk away, providing direct links to London and beyond. The seafront, city centre, and green spaces such as St. Ann's Well Gardens are all within easy reach, making this a perfect location for those seeking both convenience and lifestyle.



With its desirable setting, well-presented interiors, and excellent transport links, this delightful garden flat is a fantastic opportunity to secure a home in one of Brighton's most vibrant and well-connected areas.

## RAISED GROUND FLOOR

### ENTRANCE HALL

### KITCHEN/RECEPTION ROOM 16' 1" x 13' 9" (4.9m x 4.19m)

### BATHROOM

### BEDROOM 11' 2" x 10' 2" (3.4m x 3.1m)

### OUTSIDE

### REAR GARDEN



Total floor area 32.7 m<sup>2</sup> (352 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspectors. Powered by [www.localagent.com](http://www.localagent.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 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 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.

