



PHILLIPS & STILL

ASHTON RISE, BRIGHTON  
ASKING PRICE OF £160,000







### Nelson Place, Ashton Rise, Brighton, BN2 9RE

Approximate Gross Internal Area = 47.9 sq m / 515 sq ft

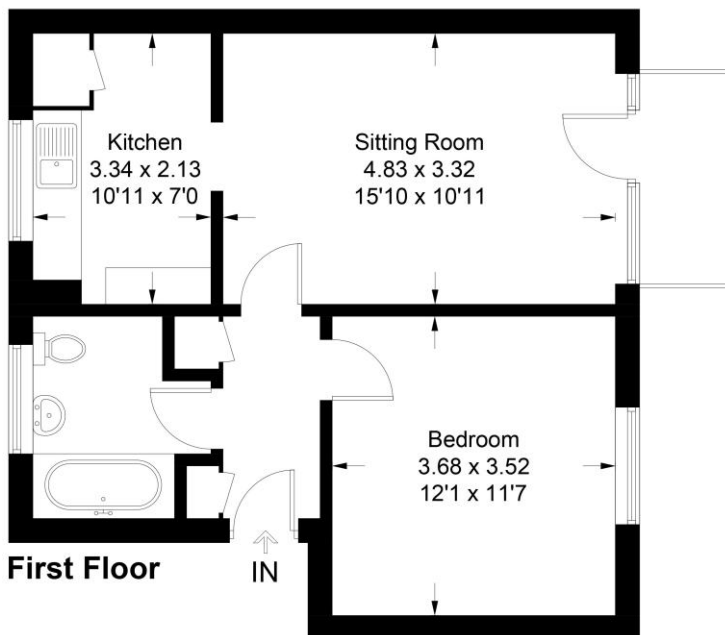


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025

This spacious first floor flat features West facing views and forms part of a low rise 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 comprises of entrance hall, one double bedroom, lounge / diner opening onto a private sunny balcony, separate kitchen and bathroom. The apartment is in need of total refurbishment throughout and benefits from double glazing 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.

### FIRST FLOOR

#### ENTRANCE HALL

#### DOUBLE BEDROOM

12' 1" x 11' 7" (3.68m x 3.53m)

#### LOUNGE / DINER

15' 10" x 10' 11" (4.83m x 3.33m)

Opening onto:

#### PRIVATE WEST FACING BALCONY

#### SEPARATE KITCHEN

10' 11" x 7' (3.33m x 2.13m)

#### BATHROOM

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

