



PHILLIPS & STILL

OLD SHOREHAM ROAD, BRIGHTON  
GUIDE PRICE £220,000 - £230,000





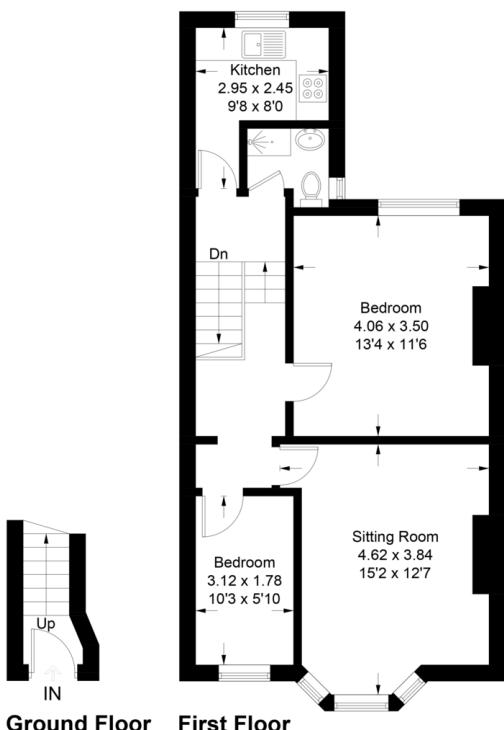
This two bedroom first floor flat offers a comfortable living space and is conveniently located in close proximity to the ever so popular Seven Dials and Preston Circus areas. The property requires some modernisation, therefore providing an excellent opportunity for those looking to put their own personal touch and create their ideal living space.

Whether you are a first-time buyer looking for a perfect starter home or an investor seeking a property with great potential, this flat is an attractive option. Its location near Brighton station ensures easy access to transportation links, making commuting and exploring the vibrant city of Brighton a breeze.

Additionally, this property is chain free, eliminating any complications that may arise from a property chain, allowing for a smooth and hassle-free buying process. Overall, this attractive property offers a fantastic opportunity to create a comfortable and convenient living space in a highly desirable location close to the city centre.

#### Old Shoreham Road, Brighton, BN1 5DD

Approximate Gross Internal Area = 56.3 sq m / 606 sq ft



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	58
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.EPC4U.COM		

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

