



PHILLIPS & STILL

ARGYLE ROAD, BRIGHTON
GUIDE PRICE £210,000 - £220,000





This two bedroom first floor flat offers a comfortable living space and is conveniently located in close proximity to the ever so popular Preston Park 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 both Brighton/London Rd stations 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.

GROUND FLOOR

(Stairs to first floor)

FIRST FLOOR

BEDROOM

12' 2" x 11' 5" (3.71m x 3.48m)

SITTING ROOM

11' 2" x 10' 8" (3.4m x 3.25m)

BEDROOM

6' 0" x 5' 7" (1.83m x 1.7m)

KITCHEN

8' 5" x 8' 1" (2.57m x 2.46m)

BATHROOM

Argyle Road, Brighton, BN1 4QA

Approximate Gross Internal Area = 53.0 sq m / 570 sq ft

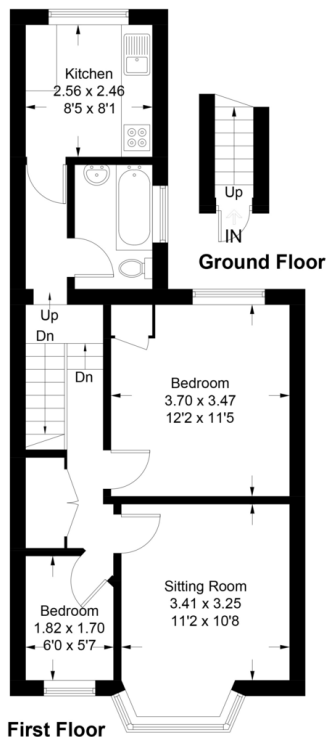


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 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 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



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

www.phillipsandstill.co.uk
westernrd@phillipsandstill.co.uk
01273 771111

Mon – Fri: 8.30am – 6pm
Sat: 9am – 5pm