

Bath Street, Brighton

£220,000



- A Fantastic Lower Ground Floor Converted Flat With Private Entrance
- One Double Bedroom
- Open Plan Lounge / Diner With Modern Kitchen Area
- Private Rear Courtyard Garden
- Share Of Freehold & No Onward Chain

Bath Street, Brighton, BN1 3TB



Ideally positioned close to the ever popular, vibrant Seven Dials area and a short walk from Brighton mainline railway station is this fantastic sized one double bedroom lower ground floor flat sold with a share of the Freehold and 999 year lease.

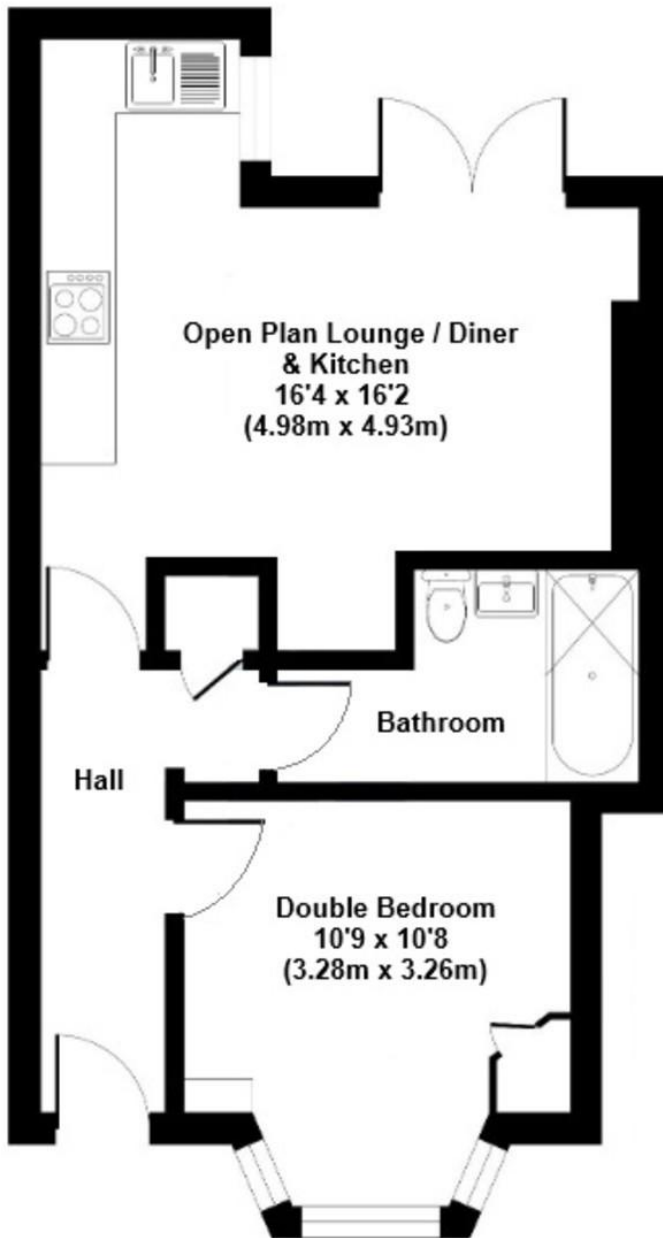
The property is double glazed and well-proportioned throughout featuring a generous open plan lounge / diner opening into a charming private courtyard and a modern kitchen area. The bay fronted double bedroom is a similarly impressive size with a handy built-in storage cupboard in the entrance hall and a state of the art ventilation system.

The streets surrounding Seven Dials offer the best of both worlds, combining a peaceful family friendly atmosphere with the hubbub of the many independent shops, bars and restaurants that include the Flour Pot Bakery, Gails and Le Gourmet Delicatessen. The green open spaces of St Ann's Well Gardens and Dyke Road Park, with its open-air theatre and children's playground and rose gardens are both only a short distance away and the seafront is a short stroll South.

Perfect for first time buyers, downsizers or investors, this property provides a fantastic opportunity to own a home in one of Brighton's most sought after locations and with no onward chain, it is ready to move straight into!



Lower Ground Floor



Total area approx. 39 sq.m. / 419 sq.ft.

Accommodation

PRIVATE ENTRANCE

LOWER GROUND FLOOR

ENTRANCE HALL
With built-in storage

BAY FRONTED DOUBLE
BEDROOM
10' 9" x 10' 8" (3.28m x 3.25m)

BATHROOM

OPEN PLAN LOUNGE / DINER
16' 4" x 16' 2" (4.98m x 4.93m)
With double glazed doors opening
onto private rear courtyard

MODERN KITCHEN AREA

OUTSIDE

PRIVATE REAR COURTYARD

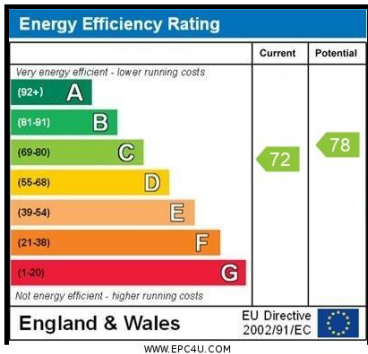




What to do next

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.



Agents Note:

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

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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