

# PHILLIPS & STILL

Surrey Street, Brighton

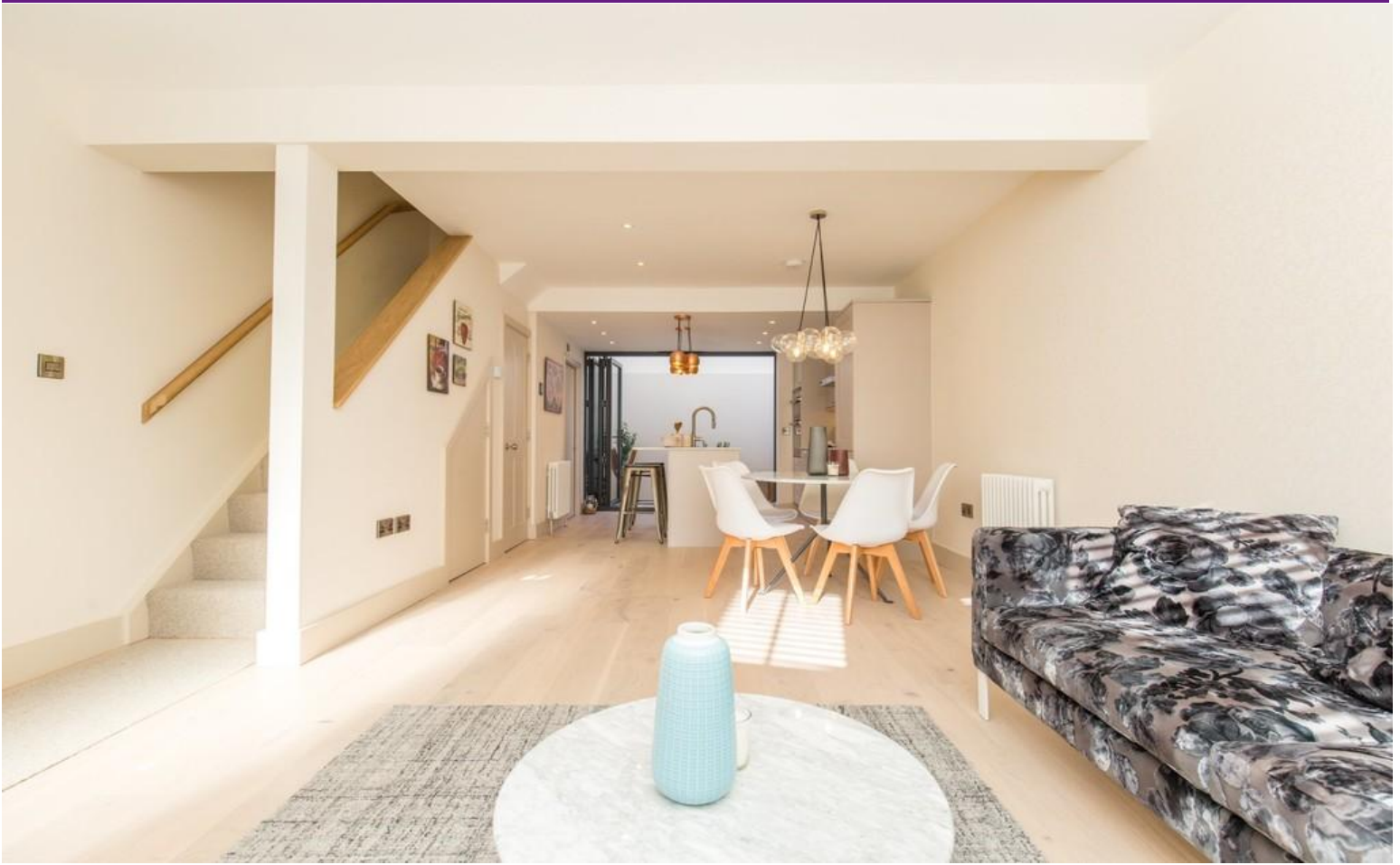
Asking Price £495,000



- **Fantastic Brand New Two Storey House**
- **Two Bedrooms**
- **Family Bathroom and Ensuite Shower room**
- **Rear Patio Garden and Balcony**
- **10 Year LABC Warrantee**

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Absolutely stunning! This rarely available terraced property has been tastefully modernised throughout and will blow you away with the 'Wow Factor' as soon as you step through the front door. Located in the highly sought after Clifton Hill conservation area and only a stone's throw away from Brighton Station, making this a commuters heaven.

Step out of your property and you'll be central to everything you need, local shops, seafront restaurants, bars and coffee shops. Stepping into the house will be closing the door to this 'Notting Hill feel' and will you unite you back with bliss and tranquillity.

The property itself is immaculate throughout with a contemporary and modern interior living with exceptional attention to detail and full of natural light. The through open plan living accommodation is perfect for entertaining and has a beautiful Tsarita interior designed kitchen which then leads to Bi-folding doors out to the rear patio garden. In addition there is a downstairs toilet, upstairs family bedroom, En-suite shower room of the master bedroom, balcony, plus the property comes with two year parking at the local NCP and one years gym membership at your local fitness first opposite the property.



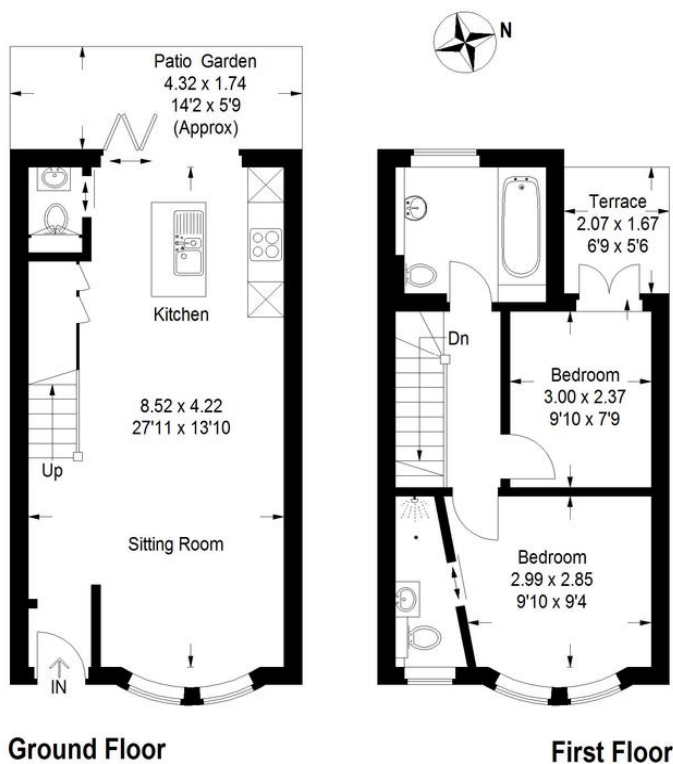
## Picture this...

After a long day at work is there any better way to switch off from the stresses of the world than to come home and pour yourself a glass of wine and relax in your private rear garden.

This is the perfect place to be if you're looking to enjoy all Brighton & Hove has to offer. You can simply walk out of your front door and you are right in the heart of it all, this way you are guaranteed not to miss out on all of the excitement going on around you.

### Surrey Street, Brighton, BN1 3PB

Approximate Gross Internal Area  
69.9 sq m / 752 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2017

## Accommodation

### GROUND FLOOR

ENTRANCE HALL

OPEN PLAN LIVING ROOM/KITCHEN  
27' 11" x 13' 10" (8.51m x 4.22m)

CLOAKROOM

### FIRST FLOOR

BATHROOM

BEDROOM ONE  
9' 10" x 7' 9" (3m x 2.36m)

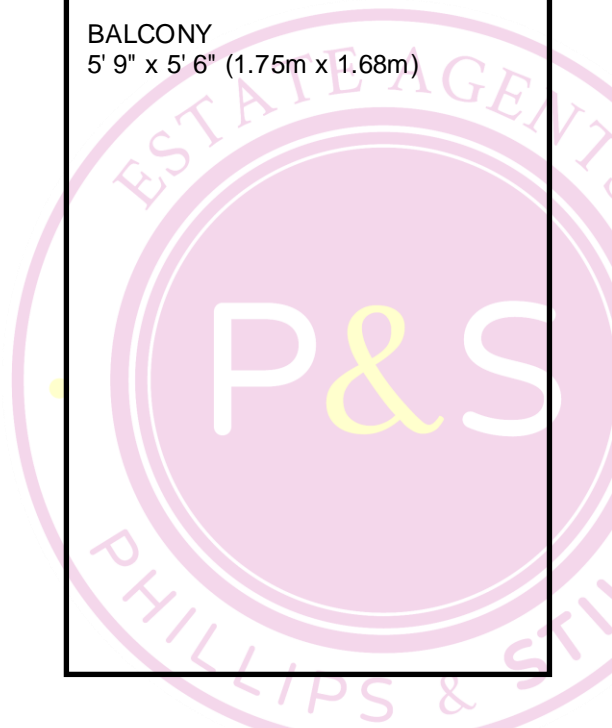
EN-SUITE SHOWER ROOM

BEDROOM TWO  
9' 10" x 7' 9" (3m x 2.36m)

### OUTSIDE

PATIO GARDEN  
14' 2" x 5' 9" (4.32m x 1.75m)

BALCONY  
5' 9" x 5' 6" (1.75m x 1.68m)





## 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](mailto: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](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)  
<http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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