PHILLIPS & STILL

Norfolk Square, Brighton

Asking price £379,950

- **A Spacious 2 Bedroom Period Apartment**
- **Highly Sought After Central Brighton Location**
- **Large Roof Terrace With Sea Views**
- **Dual Aspect Open Plan Living Area**
- **No Ongoing Chain**

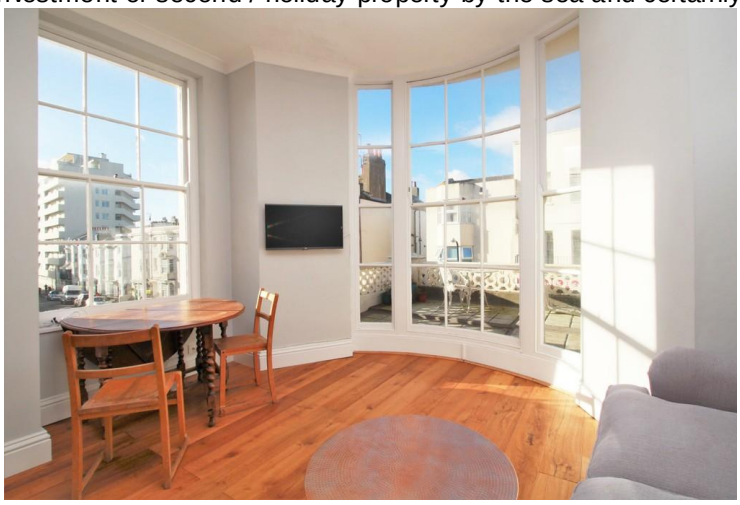
Kilgannon House, Norfolk Square, Brighton, BN1 2PD

This period flat offers the best of Regency architecture and being situated just off Western Road and moments away from the seafront promenade, you'll never be short of things to do here! The choice of trendy nearby eateries, fine wine bars, cafes and boutique shops is impressive and includes some of the best this City has to offer.

The stunning two bedroom apartment is both light & spacious and is well presented throughout. The superb dual aspect open plan living area is a real selling point with fabulous high ceilings and sea views making it the ideal space for both entertaining and sitting down to relax in with family. From here you also have access to your good sized roof terrace which attracts the sun all day long and benefits from views towards the sea making it the perfect place to unwind.

The master bedroom features built-in wardrobes which are really handy and the second bedroom has beautiful stain glassed windows. You have a traditional family bathroom, gas central heating and no ongoing chain.

This delightful property really does tick all the boxes and suits the needs of all buyers! It will make a perfect first home, buy to let investment or second / holiday property by the sea and certainly won't be available for long so early viewings are a must.



Picture this…

Just imagine stepping out of your lounge onto your own spacious roof terrace to soak up the sun with a glass of wine or alternatively taking a short walk to the vibrant Western Road to enjoy all that it has to offer.

If you're feeling a little more adventurous then why not go for a short stroll round the corner to Brighton's famous seafront. Why not meet some friends and family in one of the many cafes on the promenade. What a great way to spend your weekend!

TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Accommodation

FIRST FLOOR

ENTRANCE HALL

LOUNGE
20' 3" x 14' 10" (6.17m x 4.52m)

KITCHEN
9' 5" x 6' 6" (2.87m x 1.98m)

BEDROOM ONE
11' 4" x 10' 8" (3.45m x 3.25m)

BEDROOM TWO
9' 1" x 8' 2" (2.77m x 2.49m)

BATHROOM

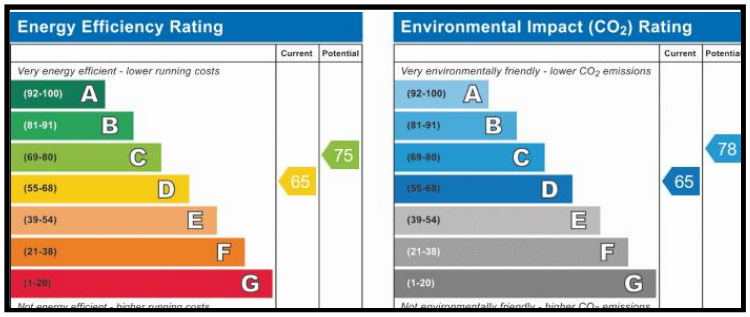
OUTSIDE

ROOF TERRACE
14' 1" x 11' 4" (4.29m x 3.45m)

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.



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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www.phillipsandstill.co.uk