

# PHILLIPS & STILL

Eastern Road, Brighton

Offers In Excess Of £230,000



- A Delightful One Bedroom Ground Floor Flat
- Spacious Dual Aspect Lounge/Diner With High Ceilings
- Walking Distance to Kemptown Village
- Well Presented Throughout
- Share Of Freehold

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



## Eastern Road, Brighton, BN2 0AE



This spacious one double bedroom apartment would make an ideal first time buy, investment purchase or even a second home by the sea! You're just moments from a wealth of amenities and excellent transport links and are situated on the ground floor of a large and well maintained building which has recently been fully redecorated on the exterior. Other benefits include a share of freehold and loft storage space.

Internally this delightful flat offers bright and airy accommodation thanks its southern aspect and large windows with a very functional layout. The entrance hall comprises a large storage cupboard and provides access to your double bedroom and modern bathroom. The fabulous dual aspect lounge/dining room is the real hub of the flat and a great place to entertain family and friends! You have a bay window as well as a large floor to ceiling south aspect window allowing plenty of natural light into this room and the high ceilings really add a great sense of space. The semi open plan kitchen is located just off of here giving this room a wonderful, open feel. The whole flat is beautifully presented to a neutral theme and is the perfect place for anybody to simply unpack their bags and move straight in!

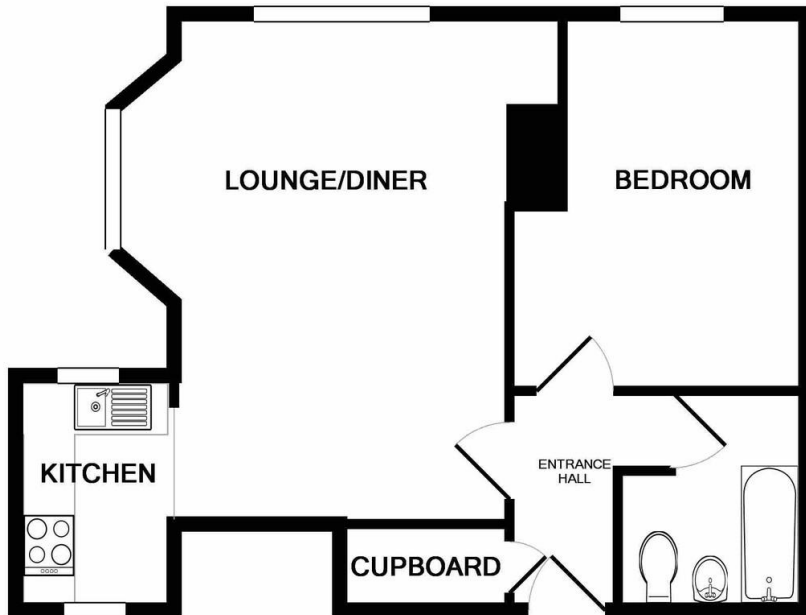
This is the ideal property for anybody who wants to experience Brighton & Hove's cosmopolitan lifestyle to the fullest! Not only are you just a stones throw away from Brighton's famous seafront but you're only moments from Kemp Town Village with its eclectic mix of shops, cafes and restaurants as well as the ever popular Queens Park being close by. The property is also conveniently placed within a very short walk the thriving centre of Brighton, with the station providing fast and frequent trains to the Airports and London.



## Picture this...

Think how it would feel to walk out of your front door and be moments from the beautiful Brighton seafront. There you can take a stroll along with an ice cream and enjoy Brighton's picturesque views.

Alternatively if you're looking for entertainment then you are within walking distance of the many bars, restaurants and local amenities which the City is so well known for.



TOTAL APPROX. FLOOR AREA 451 SQ.FT. (41.9 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

### GROUND FLOOR

COMMUNAL ENTRANCE

PRIVATE ENTRANCE HALL

LOUNGE/DINER  
16' 4" x 13' 3" into bay (4.98m x 4.04m)

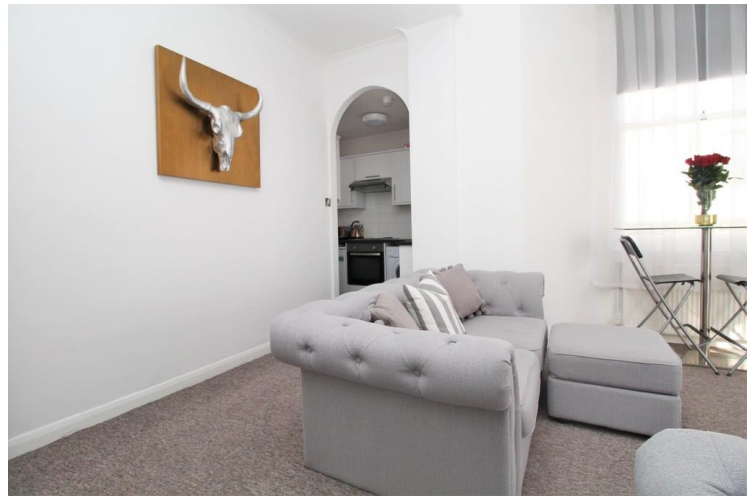
KITCHEN  
7' 8" x 5' 1" (2.34m x 1.55m)

BEDROOM  
12' 1" x 9' 1" (3.68m x 2.77m)

BATHROOM

LARGE STORAGE CUPBOARD

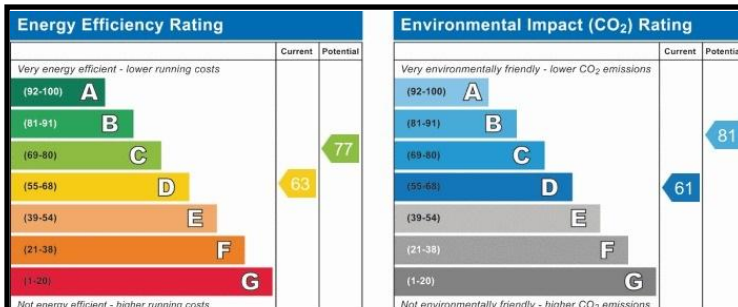




## What to do next

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 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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