

# PHILLIPS & STILL

Sillwood Place, Brighton

Guide Price £210,000 - £220,000



- A Delightful One Bedroom Converted Flat
- Well Presented Throughout
- Double Bedroom With Fitted Wardrobes
- Highly Sought After Central Brighton Location
- Long Lease

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## Sillwood Place, Brighton, BN1 2LH



Whether you're looking for your first property, a solid buy to let investment or a second / holiday home by the sea - this delightful converted flat is sure to tick your boxes! Situated in a prime position in the heart of the City centre, our famous seafront is just moments from your front door. You also have vibrant Western Road and Preston Street within strolling distance providing a huge choice of trendy cafes, restaurants, bars, boutique & convenience shops, supermarkets, gyms and more!

Internally the accommodation comprises of entrance hall, large double bedroom with fitted wardrobe, a modern fitted bathroom suite with separate cloakroom and a superb open plan living space. This is the perfect place for entertaining family and friends, eating and relaxing in. The current décor is neutral making the flat a real blank canvas perfect for its' next owner to put t heir own stamp on and make their own!

Other features of this brilliant flat include a long lease, no onward chain. Living here would certainly be exciting, you will never be short of things to do and are sure to totally experience that cosmopolitan lifestyle that Brighton is so admired for!





## Picture this...

This is the perfect place to be if you're looking to enjoy all that Brighton & Hove has to offer. You can simply step out of your front door and you are right in the heart of all the action!

Why not enjoy an ice cream on the seafront, shop 'til you drop at Churchill Square shopping centre or experience some fine dining at The Salt Rooms? The list of options is endless and the choice is all yours!



TOTAL APPROX. FLOOR AREA 342 SQ.FT. (31.8 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 HALL

### SECOND FLOOR

ENTRANCE HALL

OPEN PLAN LIVING AREA  
14' 6" x 8' 2" (4.42m x 2.49m)

BEDROOM  
9' 7" x 8' 1" (2.92m x 2.46m)

BATHROOM

SEPERATE CLOAKROOM

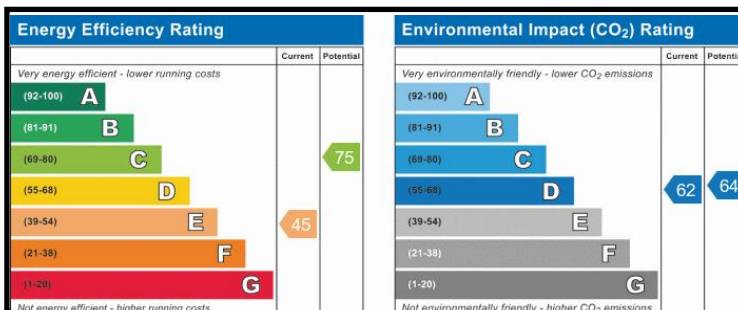




## What to do next

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.



## 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.

## 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.

## Phillips & Still

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