

PHILLIPS & STILL

Florence Road, Brighton

GUIDE PRICE £325,000 - £350,000



- A Fabulous Second Floor Two Double Bedroom Purpose Built Flat
- Excellent Decorative Order
- Close To London Road Station
- Allocated Car Space
- Spacious Lounge/ Dining Room

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Flat 10 Calmvale House, 38 Florence Road, Brighton, BN1 6DJ



Fabulous! This is the best word that describes this truly amazing apartment which is stylishly and immaculately presented throughout. Occupying the second floor of this popular modern low rise building which is in a sought after residential location on Florence Road, situated within Preston Park conservation area.

Blakers and Preston Park are both with easy reach and have ample recreational facilities available. Local schools, shopping facilities and the vibrant Fiveways with its range of local independent shops, cafes, supermarkets, bus services to the city centre and seafront. London Road and Brighton mainline station are also easily accessible providing commuter links to Gatwick and London.

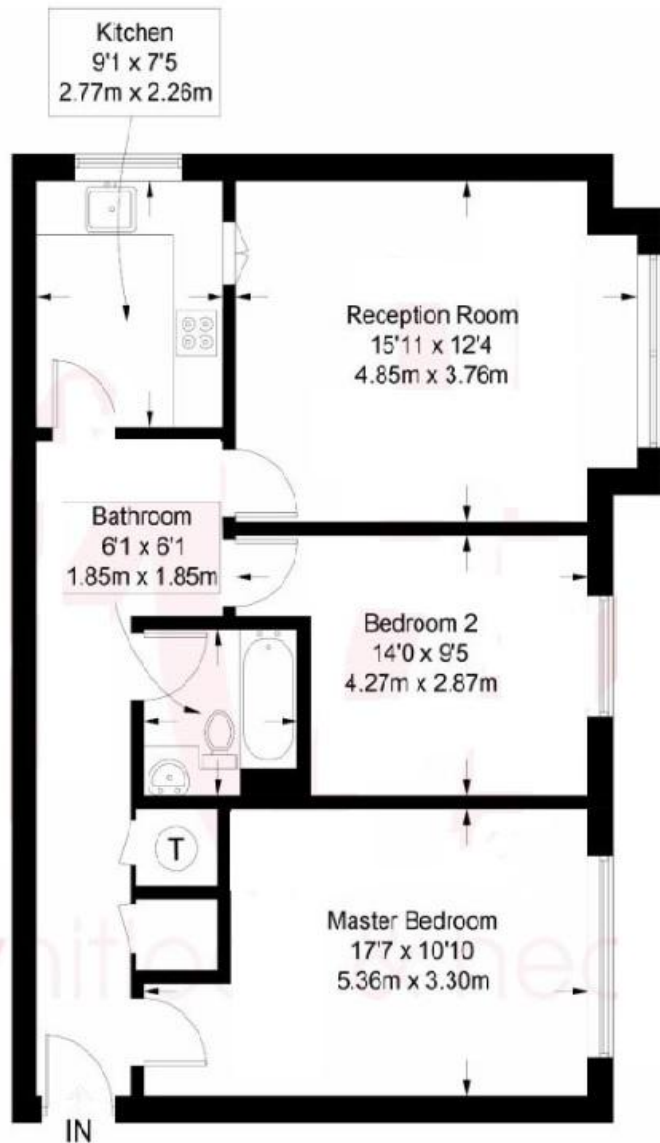
The property itself consists of: Lounge/dining room which is bright and airy and perfect for relaxing in and entertaining guests or family. There is a modern kitchen, bathroom, two double bedrooms and a spacious hallway that loops round. Overall, this flat is a 10 out of 10 and would certainly bring's the 'wow' factor to the table.



Picture this...

Imagine how it would feel to be able to walk out of your front door and take a short stroll into the centre of Brighton! There you can choose from an excellent array of nightlife and a wide selection of trendy restaurants, cafes, bars and public houses as well as a wide range of supermarkets and helpful little shops.

Alternatively, why not hop on a bus and take a short ride slightly further out of town to enjoy all that Sussex has to offer.



Second Floor

Approximate Gross Internal Area = 748 sq ft / 69.5 sq m

Accommodation

SECOND FLOOR

ENTRANCE HALL

LOUNGE/DINER
15' 11" x 12' 4" (4.85m x 3.76m)

KITCHEN
9' 1" x 7' 5" (2.77m x 2.26m)

BATHROOM
6' 1" x 6' 1" (1.85m x 1.85m)

MASTER BEDROOM
17' 7" x 10' 10" (5.36m x 3.3m)

BEDROOM TWO
14' 0" x 9' 5" (4.27m x 2.87m)

OUTSIDE

ALLOCATED PARKING SPACE

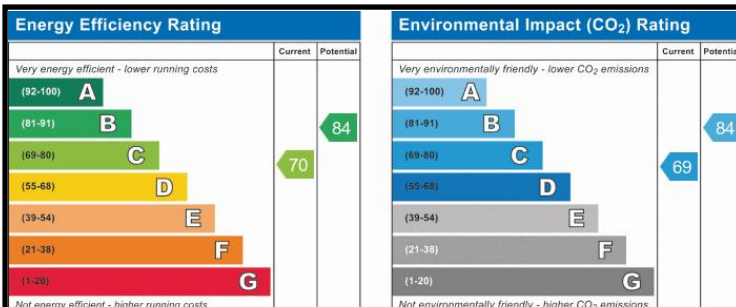




What to do next

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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