

PHILLIPS & STILL

Little Preston Street, Brighton *Offers in excess of £245,000*

CASH BUYERS ONLY



- **A Light & Spacious First Floor Purpose Built Two Bedroom Apartment**
- **Beautifully Presented Throughout**
- **Generous 23' Bay Fronted Lounge / Diner**
- **Fabulous City Centre Location Adjacent To Seafont**

To view all our homes: phillipsandstill.co.uk



Preston Lodge, Little Preston Street, Brighton, BN1 2HQ



You certainly won't find a more vibrant & exciting place to live than here! Positioned immediately adjacent to Brighton's famous seafront that you can see from your lounge windows, step out of your front door and you are just moments from the hustle & bustle of Western Road, Churchill Square shopping precinct, trendy South Laines and Brighton mainline railway station is also close by for anyone who commutes.

Upon entering this West facing apartment, you'll be wowed at how light, spacious and beautifully presented the living accommodation is. The impressive 23' lounge / diner has sea views from its' large bay fronted windows & boasts ample space for both lounge and dining furniture. You then have a stylish modern fitted kitchen to the rear of the room with all integrated appliances.

You have two bedrooms to choose from here with the master being of a particularly generous size. The second would make an ideal home office, study or occasional guest room. There is also a luxurious modern fitted shower room serving the property & plush carpets throughout.

Viewings are an absolute must to appreciate everything this apartment has to offer as well as its' fabulous City centre location! The only hard part about living here will be choosing between the bars, restaurants & entertainment on offer every night!



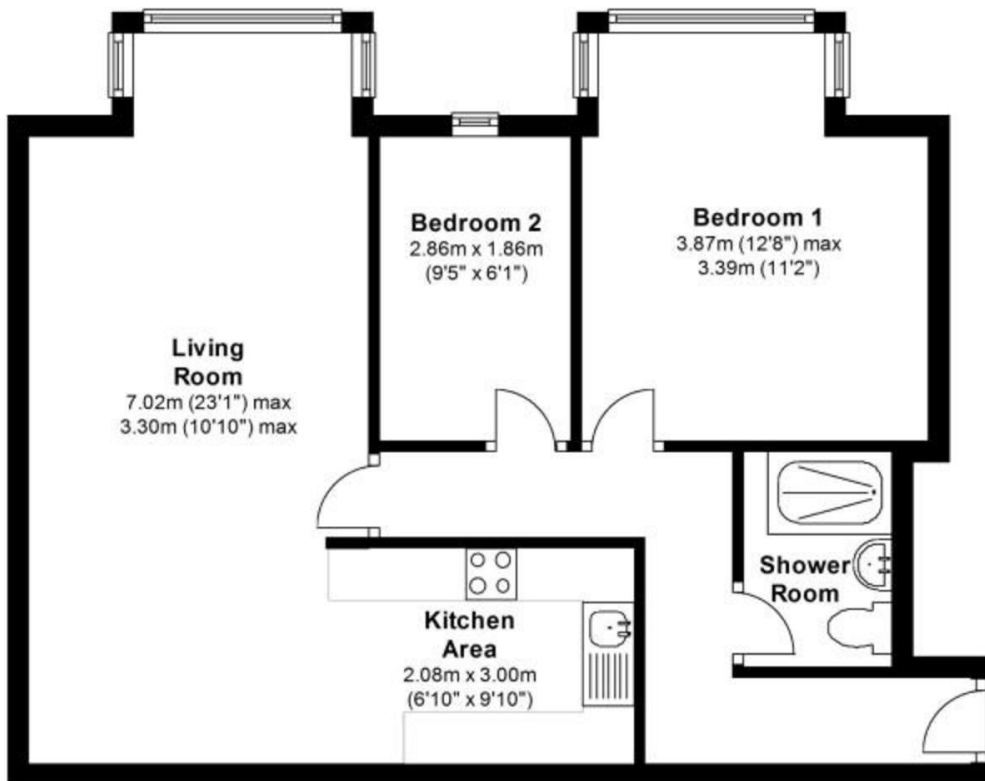
Picture this...

Whether it's a spot of fine seafront dining you're after, or cocktails & jazz at Casablanca, some retail therapy at Churchill Square, belly laughing at the Komedia Club or a quiet film at the Odeon, all of these and more are just outside your front door!

Alternatively if you're staying in, your stunning 23' lounge / diner is the perfect space for entertaining family and friends!

First Floor

Approx. 56.8 sq. metres (611.0 sq. feet)



Accommodation

FIRST FLOOR

ENTRANCE HALL

LUXURY SHOWER ROOM

BEDROOM ONE

12' 8" x 11' 2" (3.86m x 3.4m)

BEDROOM TWO

9' 5" x 6' 1" (2.87m x 1.85m)

OPEN PLAN LOUNGE / DINER

23' 1" x 10' 10" (7.04m x 3.3m)

MODERN FITTED KITCHEN AREA

9' 10" x 6' 10" (3m x 2.08m)

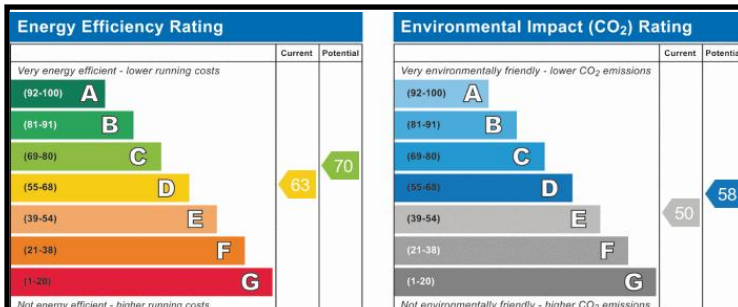




What to do next

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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