

PHILLIPS & STILL

Norfolk Square, Brighton

Offers in excess of £299,950



- **An Extremely Spacious Newly Refurbished Converted Garden Flat**
- **One Double Bedroom (Easily Reconfigured To a 2 Bed STNC)**
- **Charming Private Courtyard Garden**
- **Large 16ft Lounge / Diner**
- **Vibrant City Centre Location Moments From Seafrost**

To view all our homes: phillipsandstill.co.uk



Norfolk Square, Brighton, BN1 2PB



They say it's all about location, location, location and that is definitely true of this spacious property! Situated just off Western Road with your front door looking down to our famous seafront promenade, you'll never be short of things to do here that is for sure. The vast array of trendy nearby eateries, fine wine bars, cafes and boutique shops is impressive and includes some of the best this City has to offer. Waitrose is also just along the road for your weekly shop as well as reliable bus routes & the bicycle share.

Internally the flat is immaculate having been fully refurbished to a very high standard with meticulous attention to details and a crisp choice of décor. The spacious & versatile living accommodation is airy, light and conveniently laid out comprising of entrance hall, a large bay fronted double bedroom to the front, 16ft lounge / diner with newly fitted sliding patio doors opening onto the rear courtyard garden, the newly fitted kitchen with a second door onto the courtyard garden, inner hall and newly fitted bathroom to the very rear of the flat. This property could easily be reconfigured to a 2 bedroom (subject to the necessary consents & planning) and features brand new carpets, blinds, doors, fixtures and fittings throughout.

Your private and tranquil South-Westerly rear courtyard garden is secluded and a superb size - perfect for a summer barbeque, your morning coffee and pets or children to play out in. Other features of this fantastic property include gas central heating, windows to all rooms, an extended lease and your own private street entrance. This flat really does tick all the boxes and suits the needs of all buyers! It will make someone a perfect first home, buy to let investment or second / holiday property seconds from the seafront and is ready to pack your bags & move straight into!



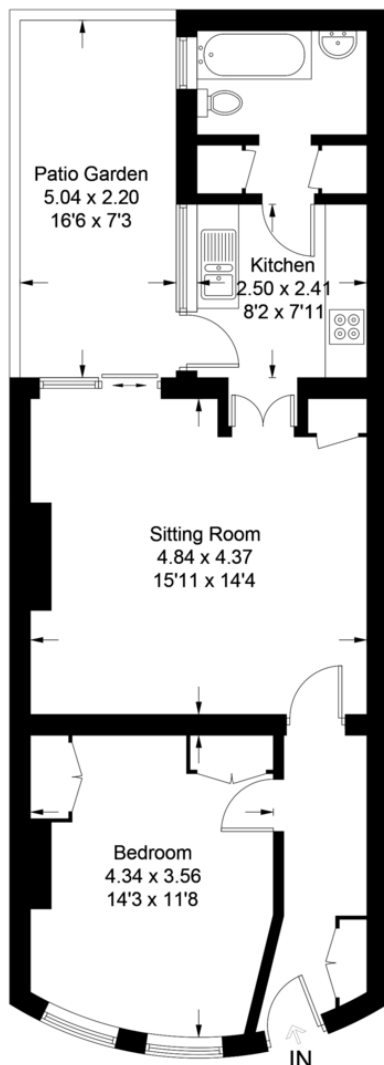
Picture this...

Just imagine stepping out of your front door and being able to walk straight onto a beautiful square right in the heart of Brighton City centre! There you can enjoy a summer's picnic or maybe just relax in the sun and soak up some rays.

Alternatively, if you're feeling more adventurous then why not take a short stroll into town to the theatre or a comedy club. You'll never be short of ways to spend your weekend!

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Approximate Gross Internal Area = 57.1 sq m / 615 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2021

Accommodation

LOWER GROUND FLOOR

OWN PRIVATE STREET ENTRANCE

Front courtyard area with two large outdoor under-street storage spaces

FRONT DOOR into:

ENTRANCE HALL

With built-in storage cupboard

BAY FRONTED DOUBLE BEDROOM

14' 3" x 11' 8" (4.34m x 3.56m)
With two built-in wardrobes

LOUNGE / DINER

15' 11" x 14' 4" (4.85m x 4.37m)
With newly fitted sliding doors opening onto the courtyard garden & a built-in storage cupboard

NEWLY FITTED KITCHEN

8' 2" x 7' 1" (2.49m x 2.16m)

INNER HALL

With built-in storage cupboards & leading to:

NEWLY FITTED BATHROOM

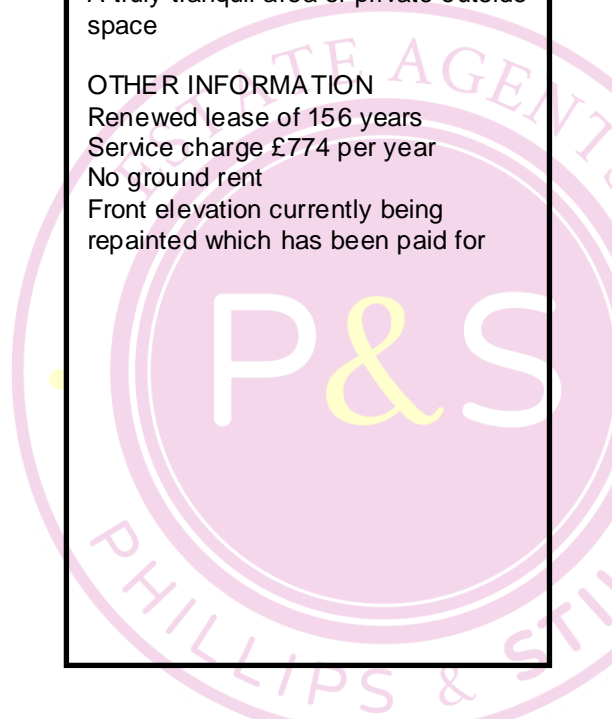
OUTSIDE

PRIVATE REAR COURTYARD GARDEN

A truly tranquil area of private outside space

OTHER INFORMATION

Renewed lease of 156 years
Service charge £774 per year
No ground rent
Front elevation currently being repainted which has been paid for

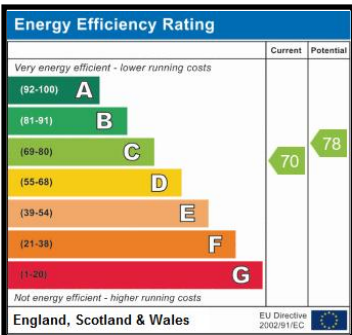




What to do next

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.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk