

PHILLIPS & STILL



- A Spacious Luxury Third Floor Purpose Built Apartment
- Two Double Bedrooms
- 26ft Living Space With Private Balcony
- Bathroom And En Suite Shower Room

Kingscote Way, Brighton, BN1 4GJ

Guide Price £375,000 -£400,000

****GUIDE PRICE OF £375,000 - £400,000****

Spacious Luxury Purpose Built City Centre Apartment | Situated in the beating heart of Brighton City centre, this fabulous apartment offers two double bedrooms, bathroom and an en suite shower room, a 26ft living space and private balcony so you'll need to be quick to view this one as it is sure to be snapped up quickly!



Property Description

This fantastic third floor purpose built apartment has its' own private balcony and is situated ever so conveniently in the heart of the City centre close to Brighton mainline railway station. With direct links to London and Gatwick, this property is perfectly located for any commuters. There is a lift to take you to the third floor and the balcony offers some stunning views across Brighton.

The apartment is very well presented throughout with crisp, neutral décor and accommodation comprising of a spacious entrance hall, fabulous 26ft open plan living space with ample space for both lounge and dining areas as well as housing an extensive modern fitted kitchen area with integrated appliances. There are also sliding patio doors onto your private balcony, a wonderful space to have to relax out on with a cold glass of something after a long day! You then have two double bedrooms, one with an en suite shower room and a further modern fitted family bathroom.

The location is second to none you are within walking distance of everything! You are just moments from the North Laine retail thoroughfare with its' mix of trendy boutique shops, cafes and restaurants. Our famous seafront promenade is also close by as well as Churchill Square shopping precinct. Living here you will really enjoy the hustle and bustle of this exciting City and you will never be short of things to do!

This superb property would make an impressive first home, buy to let investment or second / holiday property near the sea! Horsted Court is a highly desirable block in a highly desirable location and to fully appreciate this property internal inspection is highly recommended.



Accommodation

THIRD FLOOR

ENTRANCE HALL

OPEN PLAN LOUNGE & DINING ROOM
26' 1" x 11' 0" (7.95m x 3.35m)

MODERN FITTED KITCHEN AREA

MODERN FITTED BATHROOM

BEDROOM ONE
10' 5" x 10' 2" (3.18m x 3.1m)

EN SUITE SHOWER ROOM

BEDROOM TWO
10' 5" x 10' 2" (3.18m x 3.1m)

OUTSIDE

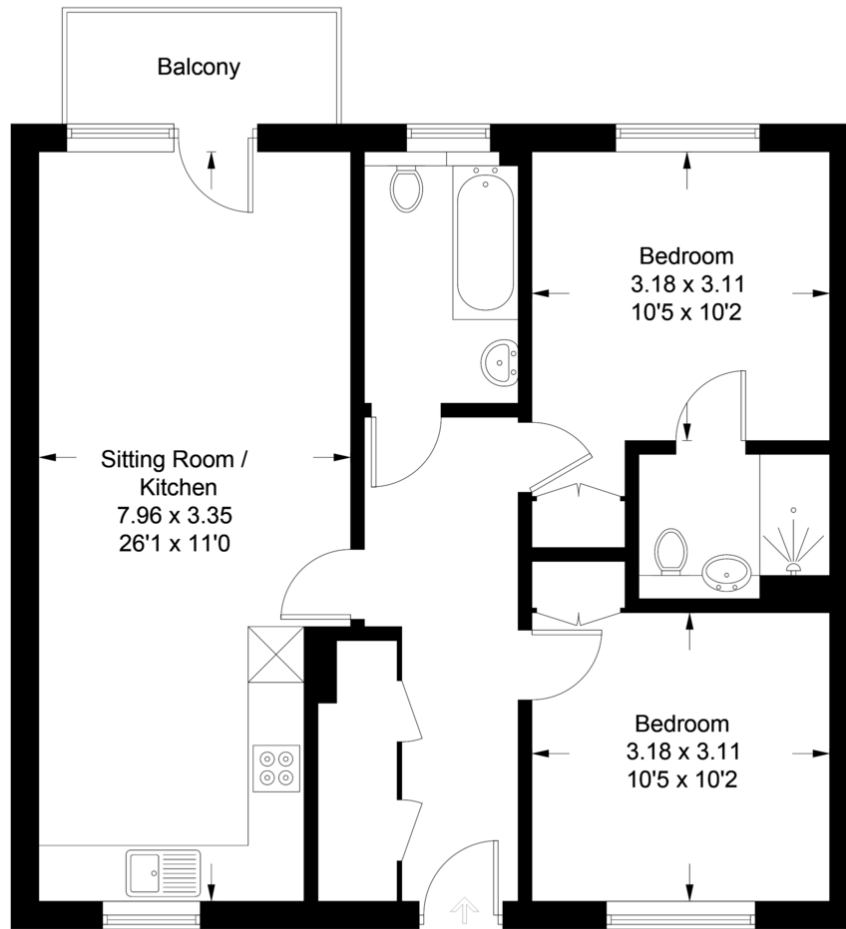
PRIVATE BALCONY

COMMUNAL GARDENS



Horsted Court, 23 Kingscote Way, Brighton, BN1 4GJ

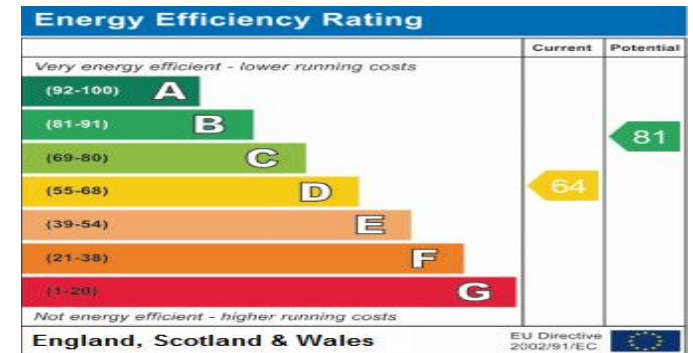
Approximate Gross Internal Area = 68.7 sq m / 739 sq ft



Third Floor

IN

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



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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