

# PHILLIPS & STILL

Western Road, Brighton

£350,000 - £375,000



- A Spacious Third Floor Art Deco Apartment
- Two Double Bedrooms
- Generous Open Plan Living Space
- Modern Fitted Kitchen & Bathroom
- Balcony With Stunning City Views Out To Sea
- Close To Seafront & Brighton Mainline Station

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



## Mitre House, Western Road, Brighton, BN1 2AJ



Mitre House is an impressive & widely admired example of Art Deco architecture located on Western Road in the beating heart of Brighton City centre. The block was recently the subject of an extensive refurbishment that has restored much of the grandeur to this stylish building.

This fantastic apartment is located on the third floor accessed via a lift with a secure entry system. The apartment has been finished to a high specification offering the perfect amalgamation of contemporary living & mod-cons needed for cosmopolitan Brighton living. The generous and bright open plan living area gives you some stunning views across the City & out to sea with ample space for lounge and dining areas as well as housing a fully integrated kitchen with built-in appliances including fridge/freezer, washing machine, dishwasher, oven & microwave.

You have a choice of two double bedrooms with the master bedroom benefitting from access to a balcony where you'll find more panoramic views and the modern fitted bathroom suite has both a bath and shower so caters to all tastes.

In this superb & vibrant location, Brighton mainline railway station is within easy reach for anyone who commutes and our famous seafront is also close by with its picturesque lawns and promenade. If you fancy a spot of retail therapy you have a whole host of boutique & high street shops just over the road in the Churchill Square shopping precinct. There is also a vast array of trendy coffee shops, bars, fine restaurants, gyms, beauty parlours, barbers, takeaways, pubs and entertainment upon stepping out of your front door making this a very exciting place to live!

With no onward chain and having been neutrally decorated throughout meaning it is in gorgeous decorative order for its' next owner, this property is ready for you to pack your bags and move straight into! It will make a delightful first home, buy to let investment or second / holiday property near the sea so fits the bill for all buyers!



## Picture this...

Everything you could ever possibly want to eat, drink and entertain yourself with is just outside your front door in this location including comedy clubs, cocktail bars, seafront restaurants, the theatre, cinemas, trendy pubs and so much more! The hard part will be choosing between them all & deciding where to go next!

Alternatively, if you'd prefer a cosy night in, why not enjoy a glass of your favourite tippie whilst watching the sun set out to sea from your private balcony!

### Second Floor



## Accommodation

### THIRD FLOOR

OPEN PLAN LIVING SPACE  
16' 2" x 7' 10" (4.93m x 2.39m)

MODERN FITTED KITCHEN AREA

BEDROOM TWO  
8' 10" x 6' 6" (2.69m x 1.98m)

BEDROOM ONE  
15' 10" x 6' 7" (4.83m x 2.01m)

MODERN FITTED BATHROOM

### OUTSIDE

#### BALCONY

Accessed from Bedroom One & offering some fabulous panoramic views across the City and out to sea

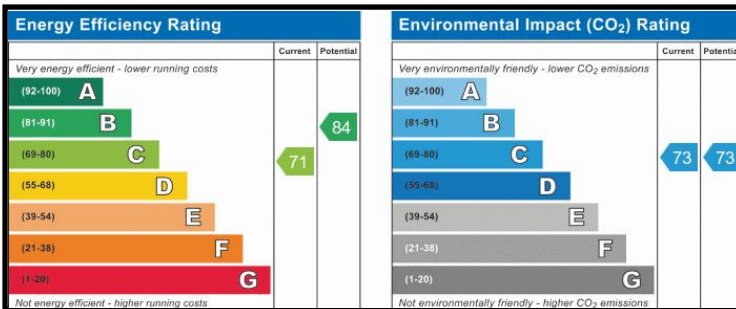




## What to do next

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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