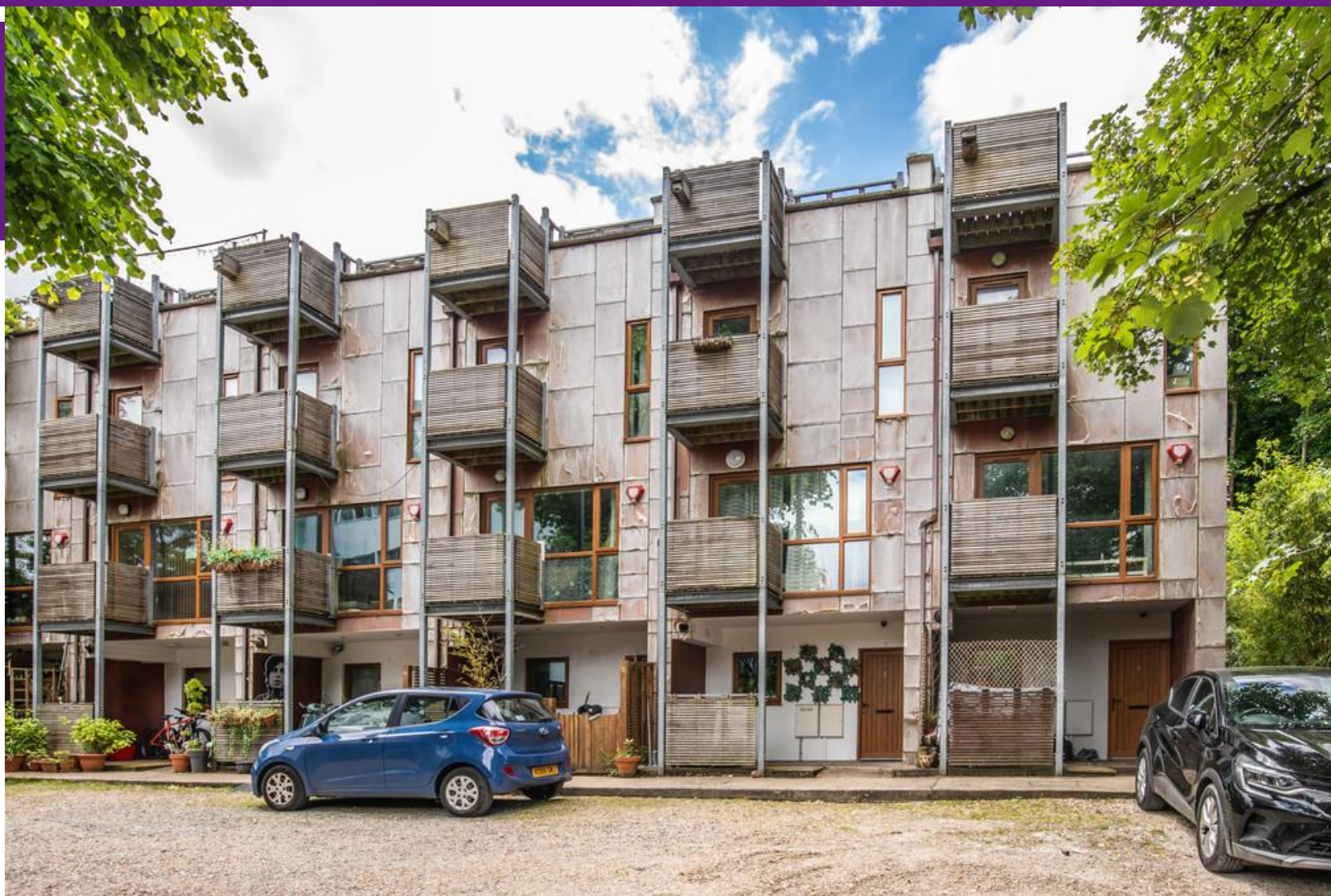
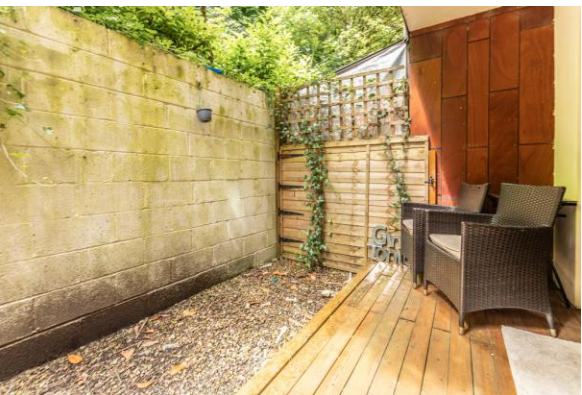


# PHILLIPS & STILL



- An amazing and rarely available three storey four bedroom property
- Bathroom, shower room and cloakroom
- Allocated parking space
- Two roof terraces and a patio garden

London Road, Brighton, BN1 8PU

Guide Price Of £550,000 to £600,000

A fantastic opportunity to acquire this rarely available property, arranged over four storeys with two roof terraces, patio garden and off street parking. The location is second to none being a secluded town house directly opposite Withdean Park and within walking distance to Preston Park station, making it perfect for anyone looking to commute.



## Property Description

This property is truly remarkable and offers an excellent opportunity for those seeking a spacious and well-designed home. Situated in a highly sought-after location near Preston Park station, with easy access to the A23 and A27 which makes it ideal choice for commuters.

Spanning across three floors, this secluded two house boasts four bedrooms, providing ample space for a growing family or for those who require extra room for guests or a home office. The bedrooms are well-proportioned doubles and offer comfortable accommodation, ensuring privacy and relaxation.

The kitchen is a standout feature of this property, showcasing modern fittings and fixtures. It is not only aesthetically pleasing but also practical, offering ample storage space and efficient work areas. This is the perfect space for culinary enthusiasts to prepare meals and entertain guests.

The property is also light/ airy and also includes a good-sized lounge, providing a comfortable and inviting space for relaxation and entertainment. It is a versatile area that can be easily adapted to suit various needs and preferences.

Queues for the bathroom in the mornings will be a thing of the past due to there being a bathroom, additional shower room and a separate cloakroom. Further enhancing the convenience and functionality of this property, ensuring that residents do not have to wait for their turn to use the facilities, making it ideal for families or shared living arrangements.

One of the standout features of this property is the presence of both a patio garden and two roof terraces. These outdoor spaces offer a tranquil retreat, allowing residents to enjoy the fresh air and take in the surrounding views. The roof terraces, in particular, provide breathtaking panoramic vistas, adding a touch of luxury to the property.

Allocated parking is available, ensuring that residents have a designated space for their vehicles. This eliminates the hassle of searching for parking and provides added convenience and security.

Furthermore, the property is being sold with no onward chain, making the buying process smoother and quicker. This is a significant advantage for potential buyers, as it saves time and eliminates any potential delays caused by a property chain.



# Accommodation

## GROUND FLOOR

ENTRANCE HALL

KITCHEN

9' 7" x 8' 8" (2.92m x 2.64m)

CLOAKROOM

REAR PATIO GARDEN

12' 6" x 9' 10" (3.81m x 3m)

BEDROOM ONE

12' 4" x 11' 2" (3.76m x 3.4m)

## FIRST FLOOR

SITTING ROOM

14' 8" x 12' 4" (4.47m x 3.76m)

FAMILY BATHROOM

BEDROOM TWO

12' 4" x 11' 4" (3.76m x 3.45m)

## SECOND FLOOR

BEDROOM THREE

14' 6" x 12' 6" (4.42m x 3.81m)

ENSUITE SHOWER ROOM

BEDROOM FOUR

12' 5" x 11' 6" (3.78m x 3.51m)

## OUTSIDE

FRONT ROOF TERRACE

REAR ROOF TERRACE



# Coolwater, London Road, Brighton, BN1 8PU

Approximate Gross Internal Area = 127.2 sq m / 1369 sq ft



**Picture this...**

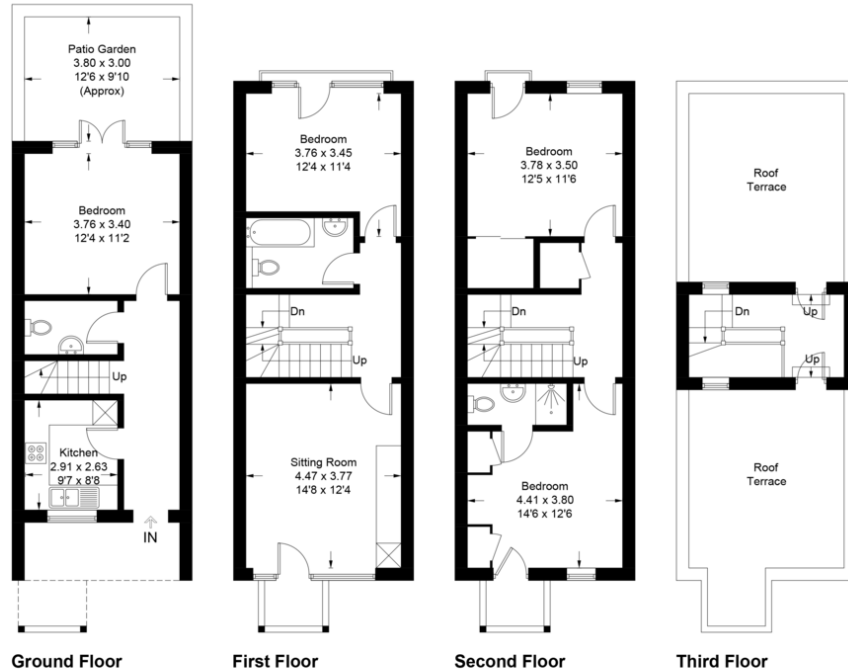


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

What better way to relax after a long day and relax on your very own private patio...soak up some sun whilst drinking a glass of your favourite wine.

If you're feeling slightly more adventurous then why not hop onto a bus or even take a stroll into the city centre. Here you can really take in Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, shops and restaurants that are available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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