



- An extremely spacious two-bedroom first floor apartment
- Large Lounge/Diner
- Modern fitted kitchen and bathroom
- En-suite to master bedroom
- No Onward Chain

## Sussex Heights, Brighton, BN1 2FQ

Guide Price Of £325,000 - £350,000

### MUST SEE APARTMENT!

An extremely spacious two bedroom first floor two bedroom apartment in one of Brighton's premier apartment blocks. The property itself has a large lounge/diner, two good size double bedrooms, modern fitted kitchen and bathroom, en-suite to master bedroom and is being sold chain free.





## Property Description

This property is a remarkably spacious two-bedroom apartment situated on the first floor of one of Brighton's most prestigious apartment buildings. It has been purpose-built to offer a well-designed and efficient living space.

As you step into the apartment, you are immediately greeted by a delightful lounge diner. The layout creates a sense of spaciousness, allowing for a variety of furniture arrangements and providing ample room for both relaxation and entertainment. What sets this lounge apart is its oblique Seaview, offering a glimpse of the sea from the comfort of your own home.

Adjacent to the lounge is a modern fitted kitchen, designed with both style and functionality in mind. It boasts contemporary fixtures and fittings, as well as high-quality appliances. The kitchen provides ample storage space, making it easy to keep everything organized, and there is plenty of counter space for food preparation.

The property features a well-appointed bathroom that has been tastefully decorated and fitted with modern fixtures. It offers a tranquil environment, complete with a shower and all the necessary amenities for daily use. In addition, the master bedroom benefits from an en-suite bathroom, providing privacy and convenience.

Both bedrooms in this apartment are generously sized, offering plenty of space for furniture and personal belongings. The master bedroom's en-suite facilities add a touch of luxury to this already impressive space. The apartment's layout ensures that both bedrooms offer a peaceful and comfortable retreat.

This purpose-built block comes with the added benefit of a caretaker within the building, providing assistance and maintenance services as needed. Additionally, the property is conveniently located extremely close to Brighton seafront, allowing for easy access to the beach and all the amenities the area has to offer.

Furthermore, this property is being sold with no onward chain, making it an enticing option for those looking for a hassle-free purchase. The premier status of the apartment building ensures a high standard of living, with well-maintained communal areas, secure entry systems, and potentially additional amenities such as a lobby area or concierge service.





# Accommodation

## FIRST FLOOR

### ENTRANCE HALL

### SITTING ROOM

27' x 15' 3" (8.23m x 4.65m)

### KITCHEN

17' 2" x 7' 4" (5.23m x 2.24m)

### CLOAKROOM

### BEDROOM TWO

11' 3" x 10' 8" (3.43m x 3.25m)

### FAMILY BATHROOM

### BEDROOM ONE

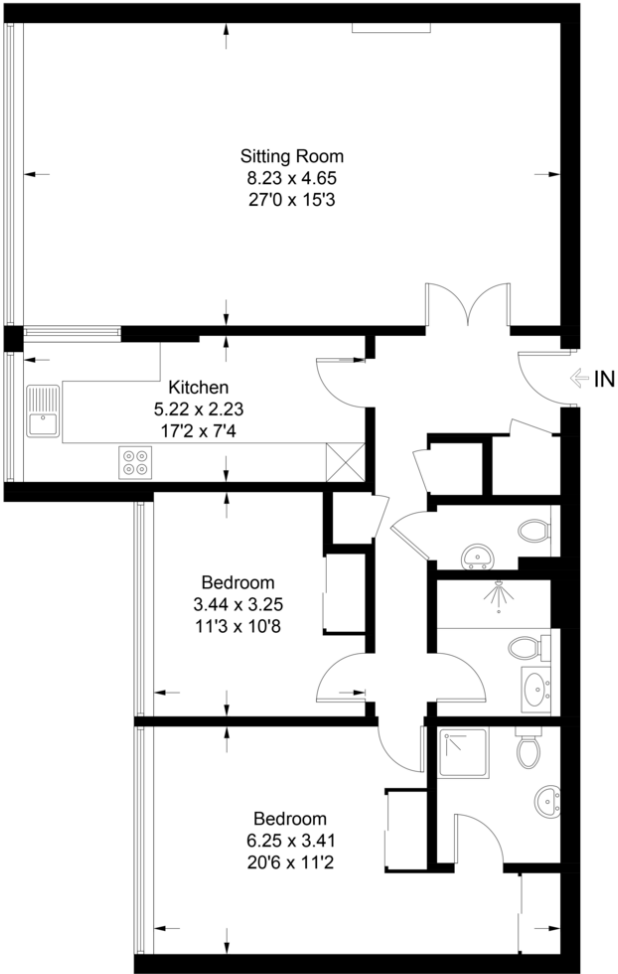
26' x 11' 2" (7.92m x 3.4m)

### ENSUITE SHOWER ROOM



Sussex Heights, St. Margarets Place, Brighton, BN1 2FR

Approximate Gross Internal Area = 103.6 sq m / 1115 sq ft



First Floor

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	75 C
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

112 Western Road  
Brighton  
East Sussex  
BN1 2AB

www.phillipsandstill.co.uk  
01273 771111  
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am – 5.30pm  
Sat- : 9am - 5pm

