

St. Michaels Place, Brighton

Offers in Excess of £300,000



- **A Spacious West Facing First Floor Period Flat**
- **One Double Bedroom**
- **Bay Fronted Lounge / Diner With Private Balcony**
- **Period Features & High Ceilings**

# Flat 2, 32 St. Michaels Place, Brighton, BN1 3FU



St. Michaels Place is a road of attractive period architecture situated in the ever desirable Clifton Hill area of central Brighton. Our famous seafront is just a few minutes away as well as vibrant Seven Dials with its vast array of trendy cafes, shops, restaurants, delicatessens, bars and other amenities. For anyone who commutes, Brighton mainline station is also within a short walk providing commuter links to London and Gatwick.

Internally this property is spacious with high ceilings throughout. The fabulous lounge / diner is bay fronted and West facing with floor to ceiling windows providing abundant natural light and opening onto a wonderful wrought iron private balcony where you can enjoy drinks & meals and a spot of sunbathing! You have a separate modern kitchen, bathroom and double bedroom with a peaceful rear aspect and built-in wardrobes.

Living here would be really exciting and the epitome of Brighton City centre living as everything you could want is just a

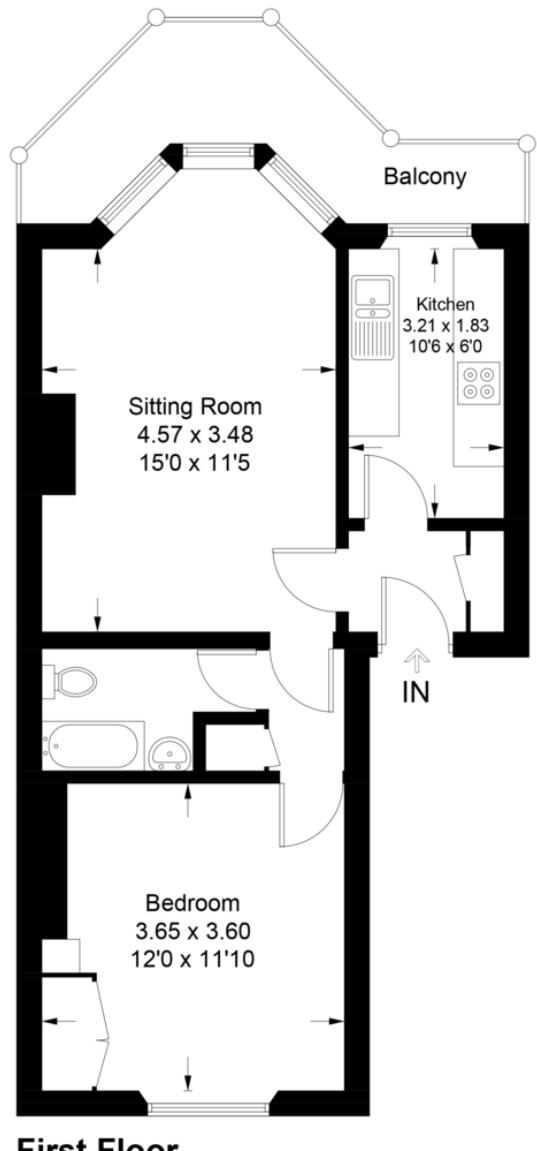


## Picture this...

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### St Michaels Place, Brighton, BN1 3FU

Approximate Gross Internal Area = 46.9 sq m / 505 sq ft



## Accommodation

few steps from your front door and this fantastic period property is an ideal home, buy to let investment or second / holiday property!

### FIRST FLOOR

#### ENTRANCE HALL

#### SEPARATE KITCHEN

10' 6" x 6' 0" (3.2m x 1.83m)

#### BAY FRONTE D LOUNGE / DINER

15' 0" x 11' 5" (4.57m x 3.48m) With

feature fireplace

#### BATHROOM

#### DOUBLE BEDROOM

12' 0" x 11' 10" (3.66m x 3.61m) With  
built-in wardrobes

#### OUTSIDE

#### PRIVATE WEST FACING BALCONY

Wonderful wrought iron balcony the  
full width of the property with space  
for outdoor furniture, pots & plants





## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
55-68	E		

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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](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.helpetobuy.org.uk](http://www.helpetobuy.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.

**Phillips & Still**  
**01273 771111**

[westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk)  
**112 Western Road, Brighton, East Sussex, BN1 2AB**  
[www.phillipsandstill.co.uk](http://www.phillipsandstill.co.uk)