

PHILLIPS & STILL



- A Delightful Two Bedroom Period Residence
- Spacious lounge/diner
- Highly Sought After City Centre Location
- Sunny Rear Patio Garden
- No Ongoing Chain

Borough Street, Brighton, BN1 3BG

Guide Price £550,000 - £575,000

Location, location, location...that's what it's all about here. This delightful house is being offered with no chain and is perfect for anyone looking for a property situated in the heart of the City where all the hustle and bustle is going on. All the rooms are good sizes it has a delightful patio garden and access to a good size boarded loft room.



Property Description

If for you it's all about location, location, location...then this really is the property for you.

Situated just off Western Road and moments away from the seafront promenade, you will never be short of things to do here. The choice of shops and boutiques is impressive including an array of some of the finest eateries and bars the City has to offer.

Once inside the property the first thing to hit you is how spacious and light the property feels.

There are two double bedrooms, good size kitchen and a through lounge/dining room which is great for entertaining. There is a good size family bathroom, separate wc and an additional wc on the ground floor. The house also does have a good size loft room which is ideal for additional storage.

In addition to this the sunny rear patio garden perfect for a glass of wine whilst letting go of all the stresses in the world. Living here certainly gives you that much talked about Brighton & Hove cosmopolitan lifestyle.





Accommodation

GROUND FLOOR

ENTRANCE HALL

SITTING/DINING ROOM
24' 0" x 11' 3" (7.32m x 3.43m)

KITCHEN
13' 1" x 7' 5" (3.99m x 2.26m)

WC

FIRST FLOOR

BATHROOM

WC

BEDROOM
11' 10" x 9' 7" (3.61m x 2.92m)

BEDROOM
14' 9" x 12' 5" (4.5m x 3.78m)

LOFT ROOM
17' 5" x 15' 0" (5.31m x 4.57m) (accessed by pull down ladder)

OUTSIDE

REAR PATIO GARDEN

Borough Street, Brighton, BN1 3BG

Approximate Gross Internal Area = 113.6 sq m / 1223 sq ft



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

Picture this...

Think how it would feel to walk out of your front door and take a stroll through Norfolk Square and straight down onto the beautiful lawns and seafront, there you can really enjoy Brighton & Hove's picturesque views.

Alternatively, if you're looking for entertainment then you are within walking distance of the many bars, restaurants and local amenities which the City is so well known for.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 61 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

112 Western Road
Brighton
East Sussex
BN1 2AB

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

Mon-Fri: 8.30am - 6pm
Sat-Sun: 9am - 5pm

