

PHILLIPS & STILL

Chatham Place, Brighton **Offers in excess of £200,000**



- A Fantastic Raised Ground Floor Converted Flat
- One Double Bedroom
- Open Plan Bay Fronted Lounge / Diner
- Modern Kitchen Area
- High Ceilings & No Onward Chain

To view all our homes: phillipsandstill.co.uk

Chatham Place, Brighton, BN1 3TN



Whether it's a first home you're searching for, a reliable buy to let investment or a second / holiday property close to the seaside and all the action then this flat is the one for you! Seven Dials is one of central Brighton's hotspots with a huge choice of trendy coffee shops, restaurants, delicatessens, convenience shops and pubs all close by as well as Brighton mainline railway station and the City centre being just a few minutes down the road. You are perfectly placed here to fully experience that cosmopolitan lifestyle that Brighton is so well known for!

Internally, the living accommodation is well arranged spacious with high ceilings and comprises of a bay fronted lounge / diner with large attractive sash windows filling the room with natural light. You have a separate modern fitted kitchen area making this a very social space and the ideal place for entertaining. You then have the bathroom and a great size double bedroom overlooking the peaceful rear aspect.

Living here would be really exciting, everything you could possibly want is right outside your front whether it's popping to Churchill Square for some retail therapy or down to our famous seafront for a stroll along the promenade with an ice cream!



Accommodation

RAISED GROUND FLOOR

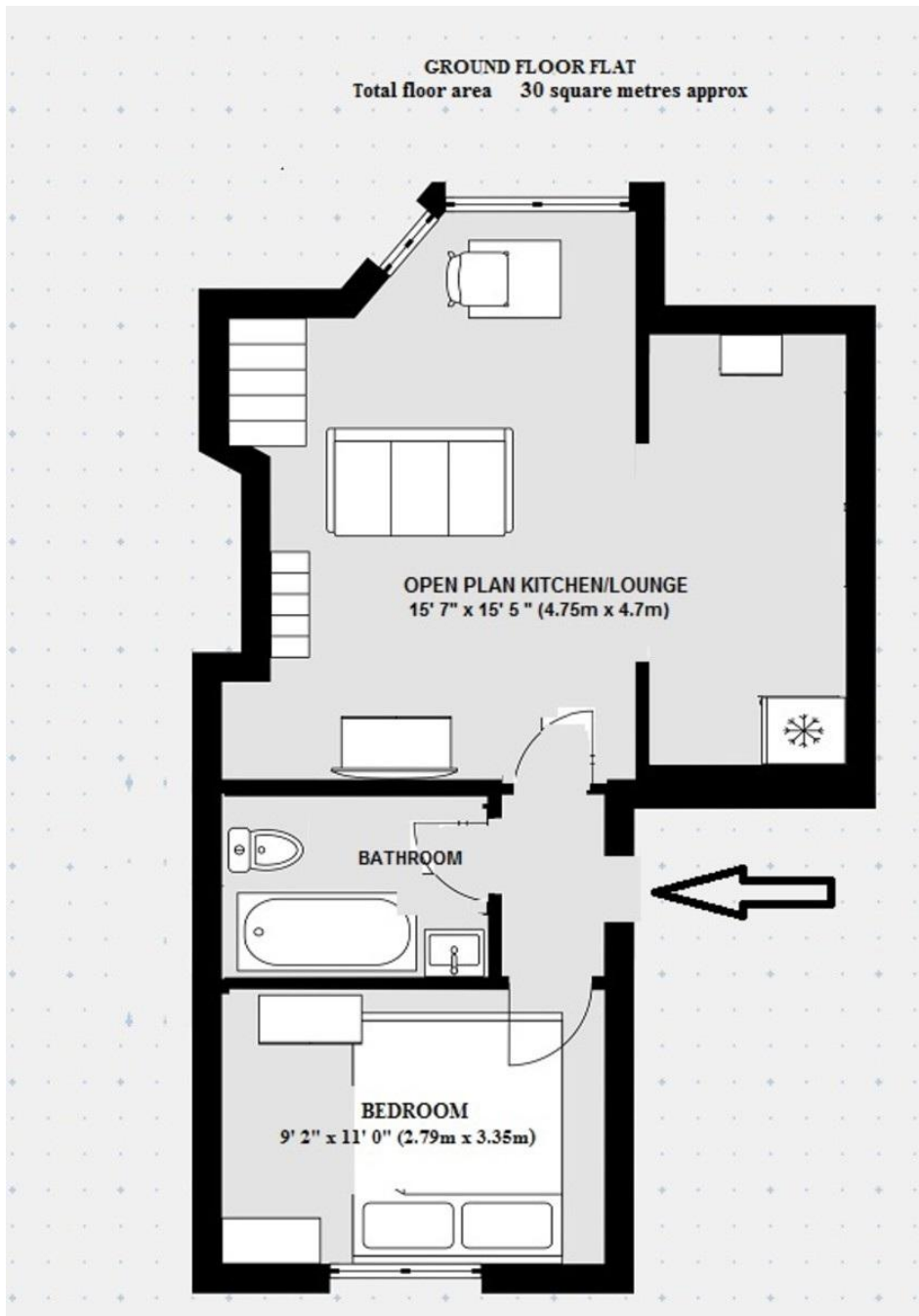
ENTRANCE HALL

BAY FRONTED OPEN PLAN
LOUNGE / DINER
15' 7" x 15' 5" (4.75m x 4.7m)

MODERN KITCHEN AREA

BATHROOM

DOUBLE BEDROOM
9' 2" x 11' 0" (2.79m x 3.35m)





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 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 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 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
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
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
112 Western Road, Brighton, East Sussex, BN1 2AB
www.phillipsandstill.co.uk