

PHILLIPS & STILL

Chanctonbury Road, Hove

£350,000 - £375,000



- A Spacious Ground Floor Garden Flat
- Two Double Bedrooms
- Dual Aspect Lounge / Diner & Separate Kitchen
- Private Front Garden To Two Sides
- High Ceilings & Lots Of Period Features

To view all our homes: phillipsandstill.co.uk



Chanctonbury Road, Hove, BN3 6EL



Here you have an impressive ground floor residence situated in Seven Dials, one of Brighton & Hove's most sought after locations. Brighton mainline railway station is within walking distance making this a perfect spot for anyone looking to commute to Gatwick / London Victoria. Bus services and a vast array of local shops & amenities are on your doorstep including various trendy coffee shops, gastro pubs, supermarkets, hairdressers, delis, cafes and a bakery.

Internally the flat is spacious with a convenient layout and every room accessible from the entrance hall. Accommodation comprises of a bright dual aspect lounge / diner, the second smaller bedroom of the two double bedrooms, the impressive master bedroom with feature fireplace, a separate kitchen with space for a table & chairs, and finally a large bathroom.

To the outside you have front gardens to two sides that are private and for the use of this flat only. Laid to lawn with a sunny aspect and space for a bistro table & chairs as well as plants and shrubs, it makes a charming setting for your morning coffee or evening glass of wine in the sunshine!

The flat benefits from a whole host of wonderful period features, built-in storage, a share of the Freehold and no onward chain so it is ready and waiting for its' new owner to pack their bags, move straight into and make their own! St Ann's Well Gardens is also only a stone's throw away and renowned for its' great recreational facilities...it's a fabulous place to walk the dog or enjoy a picnic on a sunny summer's day! Living here would be really exciting and you would be certain of experiencing Brighton & Hove's cosmopolitan lifestyle and atmosphere to the full.



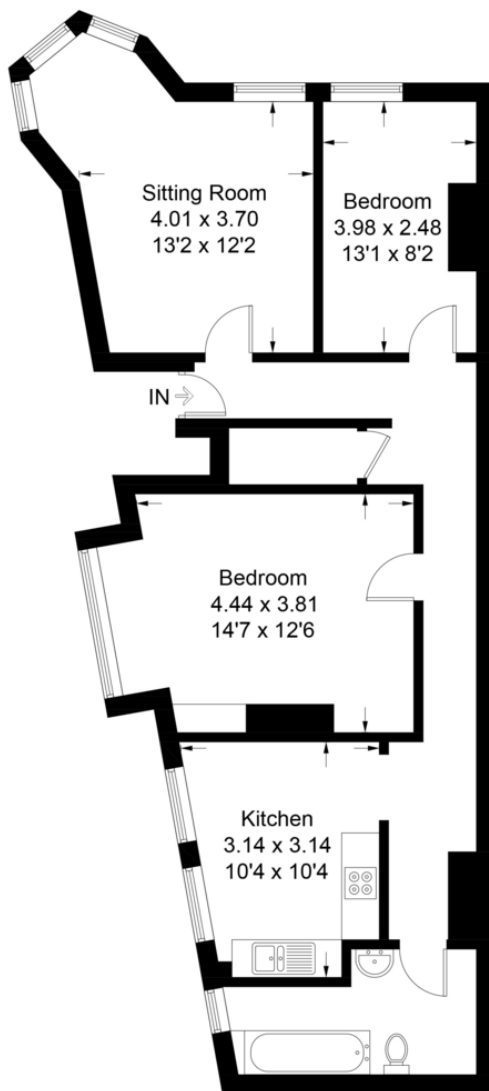
Picture this...

With a share of the Freehold and no onward chain, this spacious period conversion is ready for its' next owner to pack their bags and move straight into...

You have some of the best local schools nearby catering to all ages to is the perfect home for anyone with children or looking to start a family. As well as a wonderful first home, this flat will make a fantastic buy to let investment or second / holiday property for out of towners!

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Approximate Gross Internal Area = 81.1 sq m / 873 sq ft



Ground Floor

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

Accommodation

GROUND FLOOR

ENTRANCE HALL

With a large-built in understairs storage cupboard

DUAL ASPECT LOUNGE / DINER

13' 2" x 12' 2" (4.01m x 3.71m)

BEDROOM TWO

13' 1" x 8' 2" (3.99m x 2.49m)

BEDROOM ONE

14' 7" x 12' 6" (4.44m x 3.81m)

SEPARATE KITCHEN

10' 4" x 10' 4" (3.15m x 3.15m)

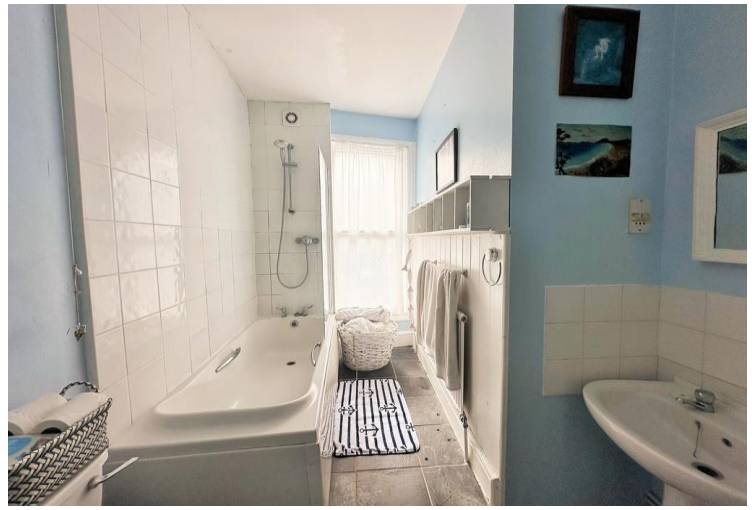
BATHROOM

OUTSIDE

SUNNY PRIVATE FRONT GARDEN

To two sides and laid to lawn with space for a bistro table & chairs





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.

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.

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.

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