

# PHILLIPS & STILL

Norfolk Square, Brighton

Guide Price £240,000 - £250,000



- An extremely spacious one bedroom ground floor apartment
- Period features and high ceilings
- Delightful kitchen/breakfast room
- Ideal first time buy
- Share of Freehold & No onward chain

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



## Flat 1, 30 Norfolk Square, Brighton, BN1 2PE



Located in the heart of Brighton's desirable Norfolk Square, this delightful one-bedroom ground-floor flat exudes charm and character, making it a truly inviting home. With its impressive high ceilings and period features, the flat seamlessly combines classic architectural details with the comfort of modern living.

The spacious lounge and kitchen/breakfast room is a highlight of the property, thoughtfully designed to offer ample room for cooking, dining, and entertaining. Its large windows fill the space with natural light, creating a warm and welcoming atmosphere that enhances the property's appeal.

Ideal for first-time buyers, this flat comes with the considerable benefits of no onward chain and a share in the freehold, offering an excellent opportunity for anyone looking to invest in Brighton's vibrant property market.



Picture this...

INSERT TEXT

## Accommodation

The property's location is second to none, with the stunning Brighton seafront just moments away, allowing residents to enjoy the unique coastal lifestyle the city offers. From a morning walk by the sea to easy access to Brighton's cafes, restaurants, and shops, this flat provides an exceptional combination of convenience and charm in one of the city's most sought-after areas.

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE

15' 3" x 14' 0" (4.65m x 4.27m)

#### KITCHEN/DINER

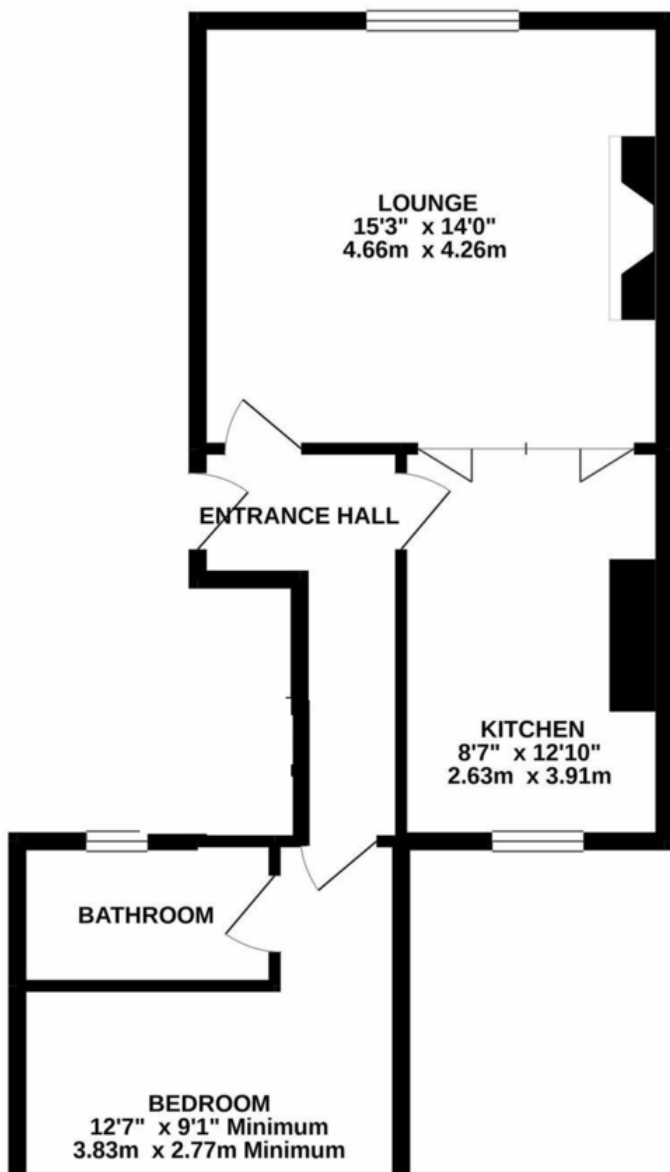
8' 7" x 12' 10" (2.62m x 3.91m)

#### BATHROOM

#### BEDROOM

12' 7" x 9' 1" (3.84m x 2.77m)

GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.





## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79

## 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](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.helptobuy.org.uk](http://www.helptobuy.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)