

PHILLIPS & STILL



New England Street, Brighton, BN1 4GQ

- A Spectacular Four Storey Contemporary Town House
- Four Double Bedrooms
- Large Open Plan Lounge / Diner & Separate Modern Kitchen
- Three Bath / Shower Rooms - One Of Which Is En Suite

Asking Price of £600,000

- Stunning 25ft Top Floor Sun Room & Private Roof Terrace
- Two Private Balconies & Ground Floor Courtyard
- City Centre Location Moments From Brighton Mainline Station
- Sought After City Point / New England Quarter



Property Description

With the trendy North Laine and Brighton mainline railway station on your doorstep, this fantastic contemporary four double bedroom town house is perfectly positioned for urbanites and commuters alike. These City centre homes conform to high eco specifications & sit within the award-winning City Point development. Set over four floors, the living accommodation is versatile, bright and spacious with a modern finish. Every floor has some private outside space with a ground floor patio, two balconies and a spectacular roof terrace offering wonderful far reaching City views.

Whilst so much of the City is accessible on foot from here, you are situated within a short walk of Brighton mainline station with its direct commuters links to London Victoria, London Bridge, St Pancras and London Blackfriars. The bustling bright lights of Brighton City centre, our famous seafront and picturesque promenade are also all close by. Churchill Square shopping centre along with the cosmopolitan North Laine district with its array of eclectic boutiques, cafes and entertainments are easily accessible, as is the bustling and popular Seven Dials. For anyone with children or looking to start a family, you are within catchment of some of the best local schools catering to all ages.

The house is presented for sale in good order throughout and has been well maintained by the current owners. There is no onward chain so it is ready for you to pack your bags & move straight into! The many benefits include a separate modern kitchen with integrated appliances, three bath / shower rooms - one of which is en suite and four toilets in total, double glazing and gas central heating.

The large open plan lounge / diner has plenty of room for both lounge and dining furniture as well as a home office area. The ground floor is a very social space ideal for entertaining friends & family as well as sitting down together for meals & relaxing in. The vast sun room on the top floor is fabulous and another great setting for socialising & family time. Viewings are highly recommended to fully appreciate this extensive property and everything it has to offer!





Accommodation

GROUND FLOOR ENTRANCE HALL

KITCHEN
11' 5" x 8' 1" (3.48m x 2.46m)

OPEN PLAN LOUNGE / DINER
20' 10" x 16' 2" (6.35m x 4.93m)
With a large built-in storage cupboard & doors opening onto rear patio

GROUND FLOOR W.C.

FIRST FLOOR

LANDING

BEDROOM THREE
14' 2" x 8' 6" (4.32m x 2.59m)
Opening onto a private front balcony

EN SUITE SHOWER ROOM
With W.C.

BEDROOM FOUR
9' 10" x 8' 2" (3m x 2.49m)

FAMILY BATHROOM

SECOND FLOOR

LANDING

BEDROOM TWO
14' 2" x 8' 7" (4.32m x 2.62m)
Opening onto a second private front balcony

FAMILY SHOWER ROOM

BEDROOM ONE
16' 5" x 8' 5" (5m x 2.57m)

THIRD FLOOR

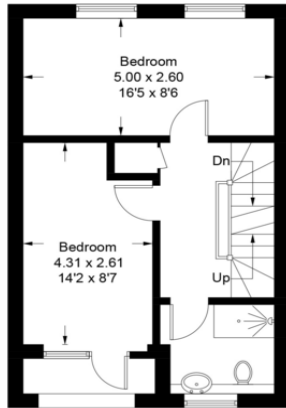
SUN ROOM
24' 7" x 6' 7" (7.49m x 2.01m)
Opening onto the spacious roof terrace

OUTSIDE

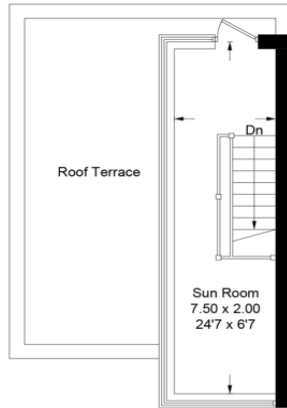
REAR GROUND FLOOR PATIO
TWO PRIVATE FRONT BALCONIES
First & second floor
LARGE PRIVATE ROOF TERRACE

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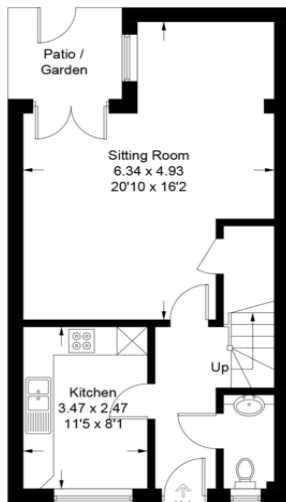
Approximate Gross Internal Area = 133.8 sq m / 1,440 sq ft



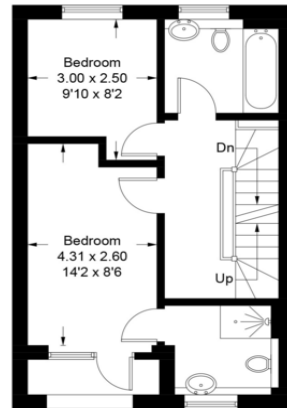
Second Floor



Third Floor



Ground Floor



First Floor

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



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 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 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

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