

PHILLIPS & STILL



- A delightful one bedroom converted flat
- Patio garden
- Garage
- No onward chain
- Kitchen/diner

Southdown Avenue, Brighton, BN1 6EH

Guide Price £300,000 - £325,000

A fantastic converted flat in good condition situated in a very sought after location close to London Rd station with has easy access to the A23/A27, making this the perfect place for anyone needing to commute. The property has its own private entrance and the benefit of a patio garden and garage, which could have the potential to convert into a room (subject to the necessary consents)



Property Description

Nestled in the sought-after Southdown Avenue area of Brighton, this delightful one-bedroom converted patio flat offers an excellent opportunity for first-time buyers, commuters, or investors. Boasting a private garage-a rare and valuable asset in this central location-this property combines practicality with charm. The flat is well-presented throughout, with a bright and spacious layout that makes it feel welcoming and comfortable.

At the heart of the home lies a well-equipped kitchen/diner, perfect for both every day living and entertaining guests. The property benefits from its own private patio space, offering a peaceful retreat for relaxing or outdoor dining. The overall condition of the flat is excellent, allowing any new owner to move in and enjoy it from day one without the need for immediate updates or renovations.

Situated close to London Road Station/A23/A27, the flat is ideally located for commuters, providing quick and easy access to London and surrounding areas. The vibrant amenities of London Road and the North Laine district, with their eclectic mix of shops, cafes, and restaurants, are just a short walk away.

Offered to the market with no onward chain, this flat is ready for its next owner to move in and make it their own. Whether you're searching for a comfortable home, a convenient base for city commuting, or a sound investment opportunity, this property ticks all the boxes.



Accommodation

ENTRANCE HALL

BEDROOM

10' 0" x 11' 2" (3.05m x 3.4m)

BATHROOM

LIVING ROOM

11' 0" x 11' 5" (3.35m x 3.48m)

KITCHEN/DINER

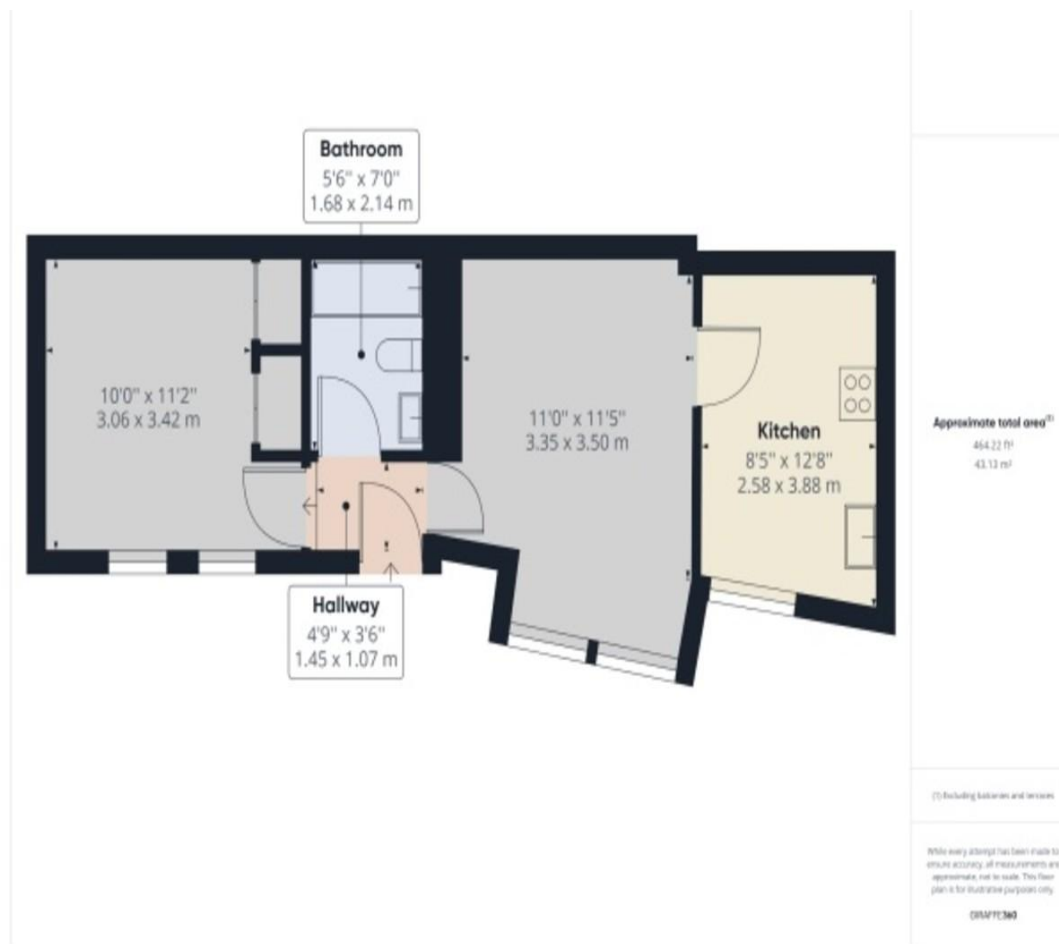
8' 5" x 12' 8" (2.57m x 3.86m)

Outside

PATIO GARDEN

GARAGE





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 67 D |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Energy efficiency chart

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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