

# PHILLIPS & STILL

Norfolk Road, Brighton

Guide Price £200,000 - £220,000



- **Delightful First Floor One Bedroom Flat**
- **Good Decorative Order**
- **Juliet Balcony**
- **Sought After City Centre Location**
- **Ideal First Time Buy & Chain Free**

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



## Norfolk Road, Brighton, BN1 3AB



Welcome to this charming first-floor one-bedroom converted flat, perfectly situated in a sought-after city centre location. This delightful residence is presented in good decorative order throughout, making it an ideal choice for first-time buyers or those looking for a low-maintenance urban home.

As you enter, you will be greeted by a bright and inviting living space that exudes comfort and style. The layout maximizes space and natural light, creating a warm ambiance throughout.

Located on Western Road, this property is conveniently close to a variety of local amenities, cafes, shops, and transport links, making it easy to explore everything the city has to offer.

This flat is offered chain-free, making it an easy transition for new owners. Don't miss out on this fantastic opportunity to own a beautiful home in the heart of the city!





## Accommodation

### FIRST FLOOR

OPEN PLAN LIVING/KITCHEN  
SPACE

16' 3" x 15' 1" (4.95m x 4.6m)

SHOWER ROOM

BEDROOM

9' 6" x 8' 5" (2.9m x 2.57m)

### OUTSIDE

JULIET BALCONY



Total Approx. Floor Area 366 Sq.Ft. (34.0 Sq.M.)

Measurements are approximate. Not to scale. Illustrative purposes only  
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## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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 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**

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