

PHILLIPS & STILL

East Street, Brighton

Guide Price £230,000-£240,000



- A Spacious First Floor Apartment
- One Double Bedroom
- Lounge / Diner & Separate Kitchen
- Fabulous City Centre Location Close To Seafront
- Short Walk From Brighton Mainline Railway Station

To view all our homes: phillipsandstill.co.uk

East Street, Brighton, BN1 1HQ



This spacious first floor flat will make its' next owner a wonderful first home, fantastic buy to let investment or ideally located second property / holiday home near the sea as stepping out of your front door is stepping out into the beating heart of Brighton City centre. A huge array of boutique shops, restaurants, coffee shops, bars, pubs & clubs are on your doorstep so you'll certainly never spend a boring evening in living here!

The bright and well laid out living accommodation comprises of an entrance hall, bathroom, a double bedroom and 17ft lounge / diner with separate kitchen. Other benefits include gas central heating and no onward chain so it is ready for you to pack your bags & move straight into!

As well as the wealth of amenities within stumbling distance, our famous & picturesque seafront is very nearby. Why not enjoy an evening stroll along the promenade with an ice cream or cone of chips whilst taking in the stunning sea views! It's the perfect property for anyone attracted to the bright lights & buzz of City life and you'll be certainly be guaranteed of experiencing Brighton's cosmopolitan lifestyle to the full!



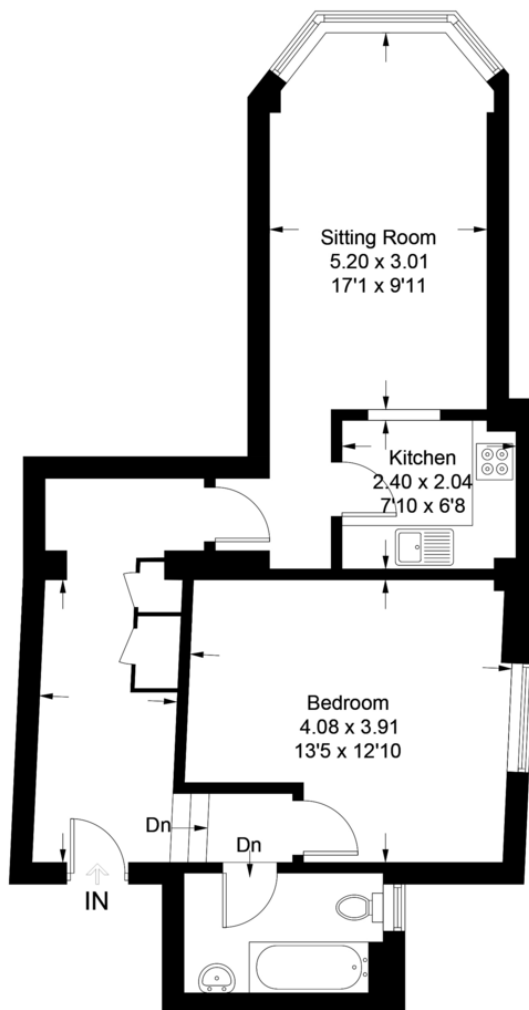
Picture this...

They say it's all about "location location location" & this property epitomizes that saying! The only downside to living in such a fabulous City centre position will be the length of time it takes you to decide where to eat, drink & entertain yourself each day!

You won't need a car here as everything you could possibly need is well within a short walk of your front. And for anyone needing transport, Brighton mainline station & frequent reliable bus routes are close by!

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Approximate Gross Internal Area = 57.7 sq m / 621 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2020

Accommodation

FIRST FLOOR

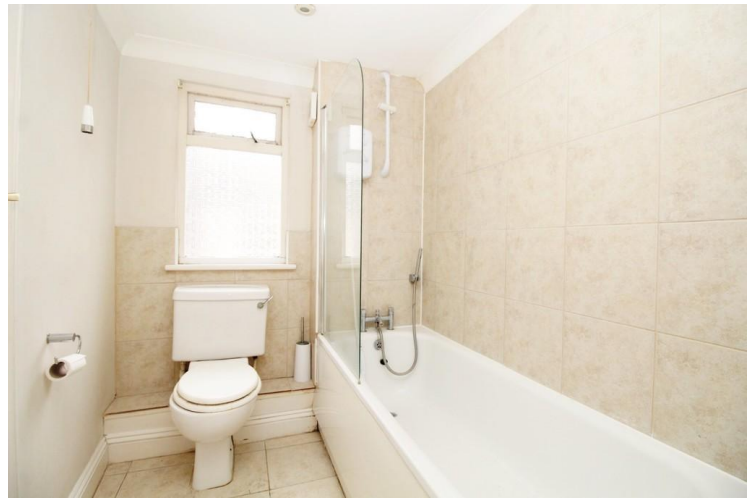
ENTRANCE HALL

LOUNGE / DINER
17' 1" x 9' 11" (5.21m x 3.02m)

KITCHEN
7' 10" x 6' 8" (2.39m x 2.03m)

DOUBLE BEDROOM
13' 5" x 12' 10" (4.09m x 3.91m)

BATHROOM



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.

EPC IN PROCESS

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
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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