

# PHILLIPS & STILL



- Two Bedroom Purpose Built Apartment
- Well Presented Throughout
- Sought after location close to the city centre
- South West Facing Balcony

## Grand Parade, Brighton, BN2 9JA

Guide price of £300,000 to £325,000

This delightful two bedroom purpose built apartment is situated in a popular conservation area located in a highly sought after location in Brighton close to local shops, boutiques bars and restaurants. With its bohemian feel and great community spirit close to Kemp Town it certainly is amongst the most popular places to live in this vibrant city. The beach, train station and city centre are all also within walking distance.





## Property Description

This two bedroom property is situated in a purpose built block in one of Brighton's most sought after locations and is beautifully presented with no on-going chain, ready for someone to unpack their bags and move straight in!

Upon entering the charming hallway you instantly get a feeling of light and space. The through lounge/ dining room is ideal for entertaining guests and to unwind in the evening after a long day open plan to the kitchen which offers ample storage and is integrated with a gas hob, electric oven and grill with space for free standing fridge freezer. The bathroom contains a fitted bath and shower over head. At the rear, you have an attractive south/ west facing balcony with sea views which is great for alfresco dining or de-stressing with a glass of something whilst you watch the world go by.

Being situated toward 956s the eastern end of the City, the location of this property is great for walking and cycling along the cliff tops and alongside the sea. Situated close by to Brighton University campus, the Art College, police station, Amex and County Hospital. Kemptown Old Village is nearby and offers all the requisite amenities such as a post office, bank, independent boutiques and shops, cafes, bars and restaurants. Nearby Brighton Marina is home to many recreation and leisure pursuits including a first class yachting marina, cinema complex and a large supermarket.



## Accommodation

### THIRD FLOOR

HALLWAY

KITCHEN/LOUNGE  
23' 3" x 10' 5" (7.10m x 3.20m)

BEDROOM 1  
17' 0" x 11' 1" (5.20m x 3.40m)

EN SUITE  
6' 6" x 5' 10" (2.00m x 1.80m)

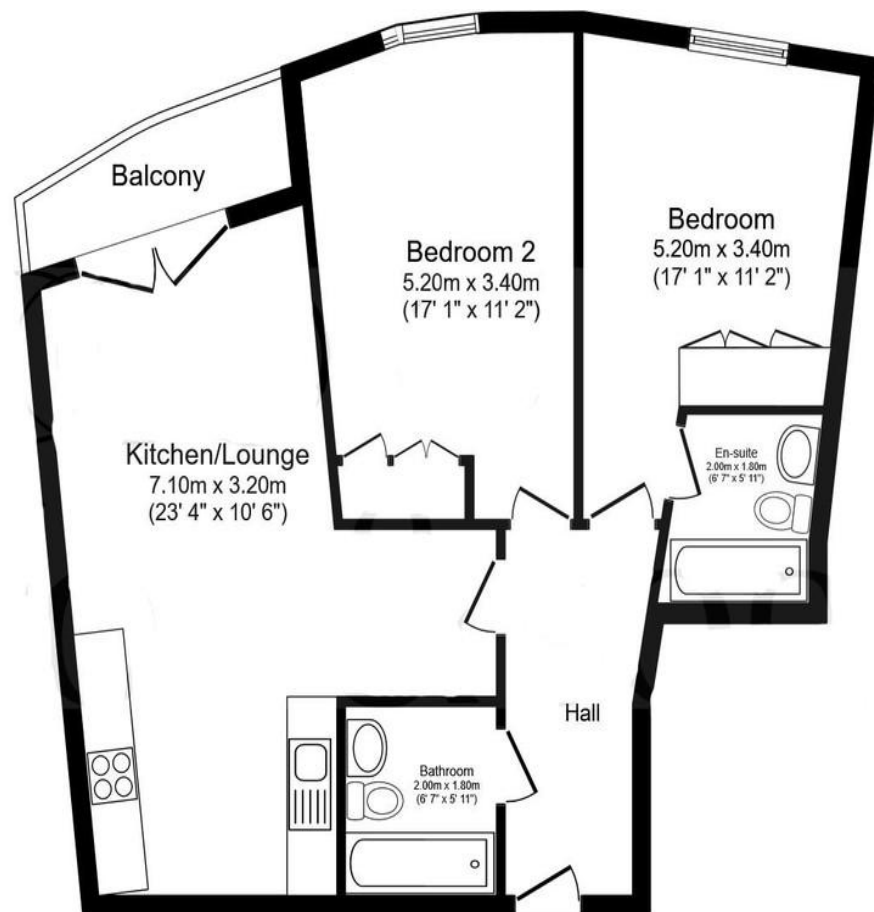
BEDROOM 2  
17' 0" x 11' 1" (5.20m x 3.40m)

BATHROOM  
6' 6" x 5' 10" (2.00m x 1.80m)

BALCONY







**Floor Plan**

Total floor area 69.0 sq. m. (743 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

**Picture this...**

If you are a fan of a little al fresco dining then this is the flat for you! You have your own private south facing balcony for those summer nights and get togethers!

The property is located on the edge of the very popular Kemp Town giving you everything Brighton has to offer right at your fingertips. Excellent schools are nearby making the area both friendly and welcoming for families.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>	81	83
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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