

PHILLIPS & STILL

Marlborough Street, Brighton

£450,000 - £500,000



- **A Well Presented End Of Terrace Town House**
- **Spacious & Bright Living Accommodation**
- **Two Double Bedrooms**
- **Two Reception Rooms & Separate Modern Kitchen**
- **Private Sun Trap West / South Facing Courtyard Garden**

To view all our homes: phillipsandstill.co.uk



Marlborough Street, Brighton, BN1 3EE



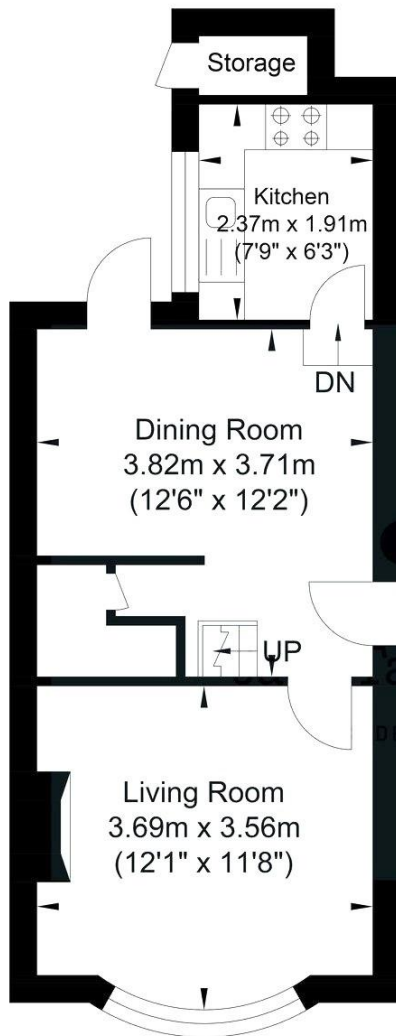
Marlborough Street is one of the City's hidden gem locations. Situated in the heart of central Brighton, it's a wide and sunny South facing street nestled away just off the hustle and bustle of Western Road. It is also a cul-de-sac which means very little traffic passes resulting in a very peaceful & safe place to live and you could happily sit undisturbed outside your front door with a cup of coffee enjoying some sunshine. You'll find it hard to believe that you are right in the heart of the City as it feels so tranquil here! The seafront is just moments away and for anyone who commutes, both Brighton and Hove mainline railway are within easy reach.

Once inside your front door, the bright and versatile living accommodation is sure to impress. On the ground floor is a sunny bay fronted lounge, understairs storage, West facing dining room that opens onto the rear garden, and a separate modern kitchen. Your private West / South facing courtyard is a real sun trap with space for outdoor furniture. Both the lounge & dining room are ideal spaces for entertaining family & friends as well as letting pets and kids play in.

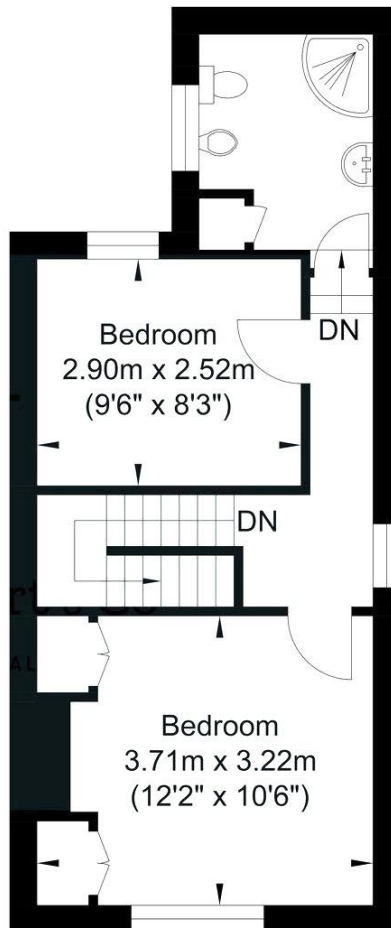
To the first floor are two double bedrooms with the master being extremely roomy and a modern shower room with walk-in shower cubicle. Living here will certainly be exciting and you'll never be short of things to do. A huge variety of boutique and convenience shops, trendy cafes, restaurants, bars and pubs, supermarkets, gyms and more are at your disposal on & around Western Road, the hardest part will be choosing what to eat & how to amuse yourself every day!



Marlborough Street



Ground Floor
Approximate Floor Area
348.85 sq ft
(32.41 sq m)



First Floor
Approximate Floor Area
332.82 sq ft
(30.92 sq m)

Approximate Gross Internal Area = 681.67 sq m / 7345.37 sq ft



Accommodation

Gated entrance

GROUND FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE

12' 1" x 11' 8" (3.68m x 3.56m)

DINING ROOM

12' 6" x 12' 2" (3.81m x 3.71m)

SEPARATE MODERN KITCHEN

7' 9" x 6' 3" (2.36m x 1.91m)

FIRST FLOOR

LANDING

BEDROOM ONE

12' 2" x 10' 6" (3.71m x 3.2m)

BEDROOM TWO

9' 6" x 8' 3" (2.9m x 2.51m)

MODERN SHOWER ROOM

OUTSIDE

WEST FACING PATIO GARDEN

With outdoor storage shed

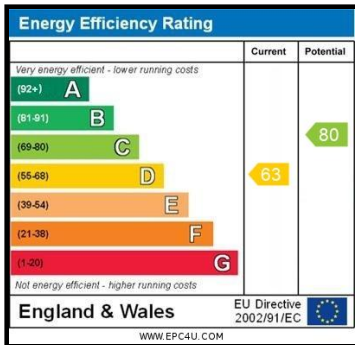




What to do next

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.



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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