



- A stunning first floor two-bedroom apartment
- Extremely spacious Lounge/Kitchen
- Two double bedrooms one with an en-suite Shower Room
- Extremely stylish fitted Kitchen/Bathroom
- Amazing Roof Garden

Stone Street, Brighton, BN1 2HB

Guide Price £450,000 - £475,000

This stylish and extremely spacious two bedroom apartment is a real one off. Located in an extremely central location close to Brighton seafront and many local amenities on Westren Road. The lounge/kitchen is over 25ft in length and is simply stunning, both bedrooms are good size doubles one having an en-suite shower room. The stand out feature is the roof garden which can only be described as stunning and must be viewed to be fully appreciated.



Property Description

This absolutely stunning two-bedroom first-floor apartment is situated in an exceptionally central location in Brighton, making it an ideal urban retreat. The interior boasts high-end decor throughout, showcasing a blend of style and comfort.

Upon entering, you'll find an impressively large and airy lounge that seamlessly integrates with a bespoke, fully fitted kitchen-perfect for both cooking and entertaining.

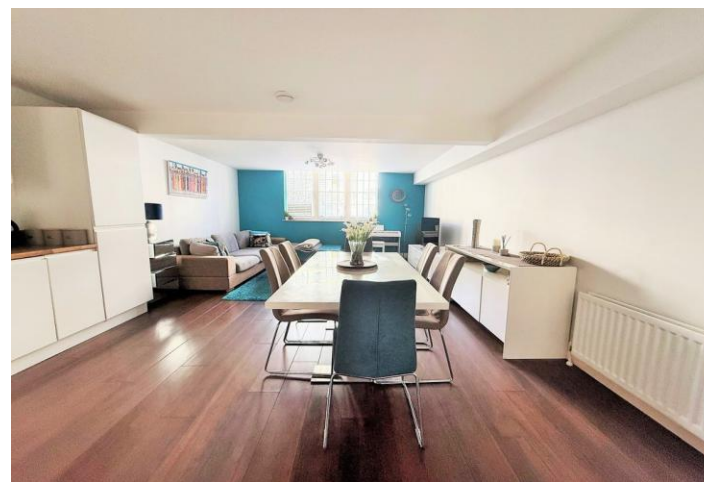
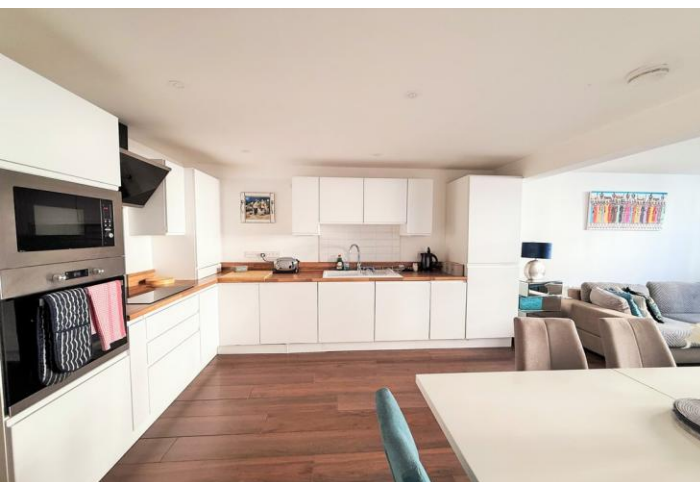
The master bedroom is beautifully presented, featuring a modern, fitted shower room that enhances its appeal. The second bedroom is also a generously sized double, ensuring ample space for relaxation.

The main family bathroom is notably spacious and showcases contemporary fixtures, making it a pleasant retreat.

One of the standout features of this property is the remarkable roof garden, a rare find in such a central area. This expansive outdoor space is perfect for hosting gatherings, complete with ample room for garden furniture and a built-in bar at the back of the terrace.

The location is unbeatable, just moments from the seafront and surrounded by a variety of local amenities. Brighton mainline station is conveniently nearby, providing excellent transport links.

To truly appreciate the spaciousness and unique charm of this apartment, a viewing is essential. It's truly one of a kind.





Accommodation

FIRST FLOOR

ENTRANCE HALL

LOUNGE/KITCHEN
25' 9" x 15' 0" (7.85m x 4.57m)

MASTER BEDROOM
13' 8" x 12' 5" (4.17m x 3.78m)

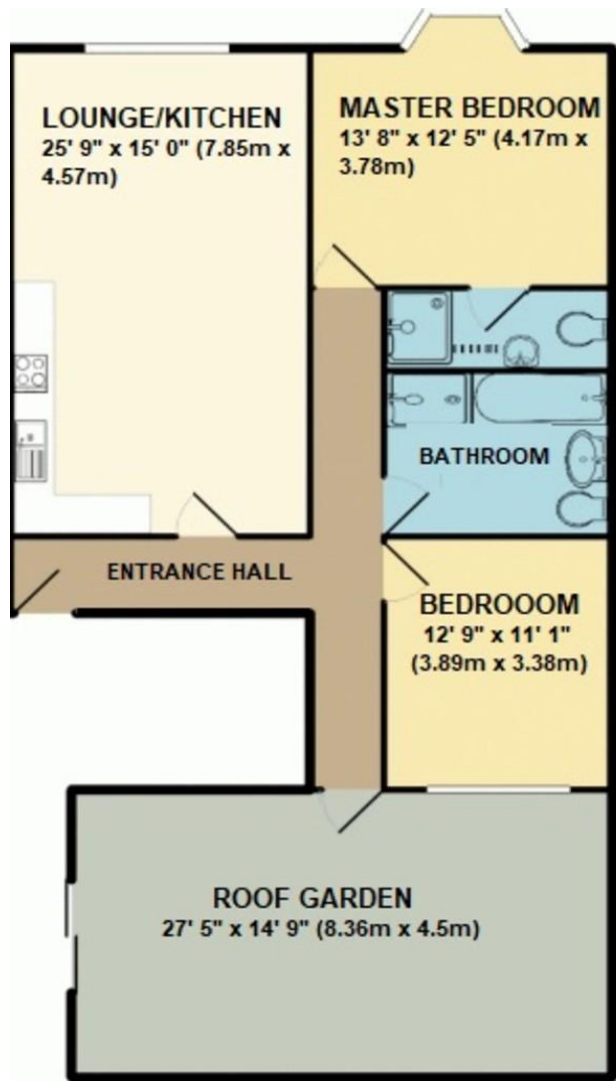
ENSUITE SHOWER ROOM

BEDROOM
12' 9" x 11' 1" (3.89m x 3.38m)

BATHROOM
8' 10" x 10' 0" (2.69m x 3.05m)

OUTSIDE

ROOF GARDEN
27' 5" x 14' 9" (8.36m x 4.5m) (WITH A BUILT IN BAR AREA)



These dimensions are for information only and are not intended to be used as a basis for any legal proceedings. The dimensions are approximate and may vary slightly from the actual measurements. The dimensions are given in feet and inches and in metres. The dimensions are given in feet and inches and in metres. The dimensions are given in feet and inches and in metres.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 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 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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