

# PHILLIPS & STILL

Southover Street, Brighton

Guide Price - £450,000 - £475,000



- A great opportunity to acquire this two bedroom freehold house
- Rear patio garden
- Perfect first home or investment purchase
- Sought after location close to Brighton city centre
- No onward chain

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This property is an excellent opportunity to acquire a charming two-bedroom freehold house in a highly sought-after area of Brighton. Its prime location near the city centre offers convenient access to various local amenities.

The home features a spacious and comfortable lounge-diner, perfect for relaxation and entertaining. The well-equipped kitchen complements the living space, while two generous double bedrooms provide ample room for residents or guests. The family bathroom is well-appointed, adding to the home's practicality.

Outside, a private patio garden offers a delightful outdoor space, ideal for enjoying sunny days or hosting gatherings. This property is particularly appealing for first-time buyers or as an investment, as it is being sold with no chain, allowing for a smooth and hassle-free transaction.



## Accommodation

### GROUND FLOOR

ENTRANCE HALL

LOUNGE

22' 0" x 13' 5" (6.71m x 4.09m)

KITCHEN

9' 10" x 6' 11" (3m x 2.11m)

### FIRST FLOOR

BEDROOM

11' 6" x 11' 6" (3.51m x 3.51m)

BEDROOM

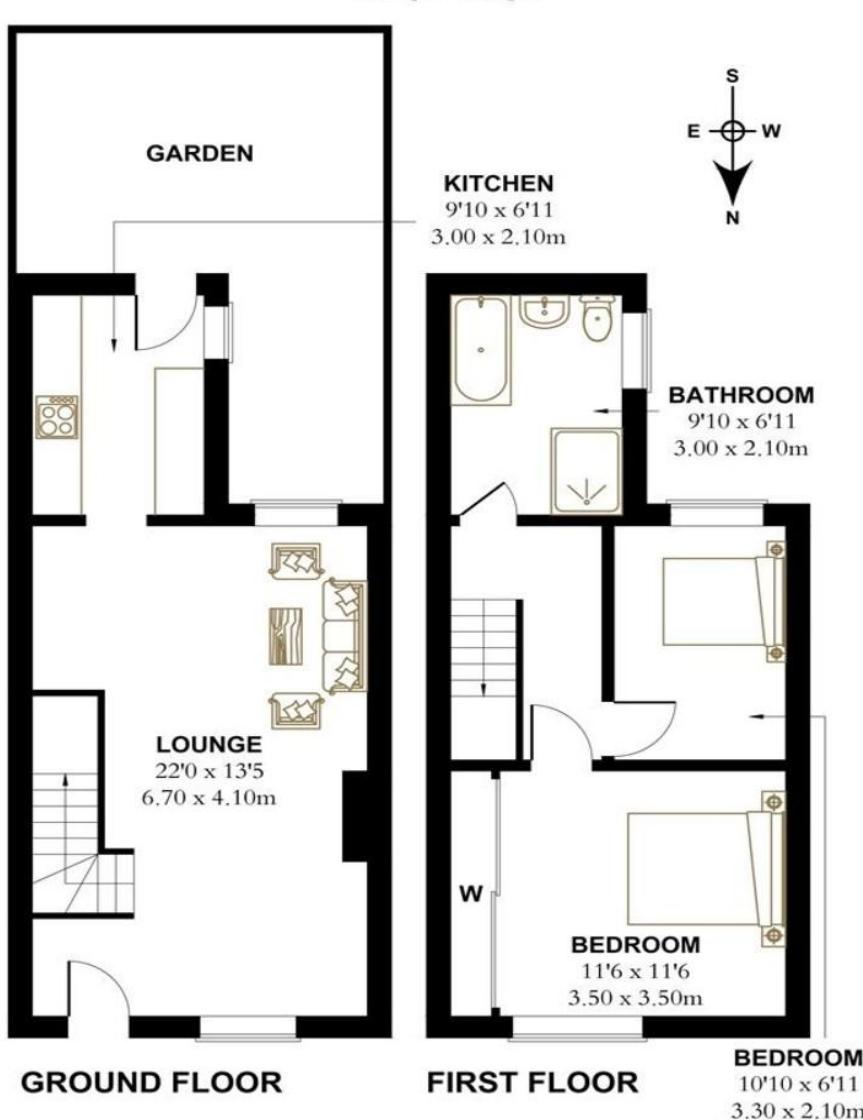
10' 10" x 6' 11" (3.3m x 2.11m)

BATHROOM

9' 10" x 6' 11" (3m x 2.11m)

### OUTSIDE

REAR GARDEN



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

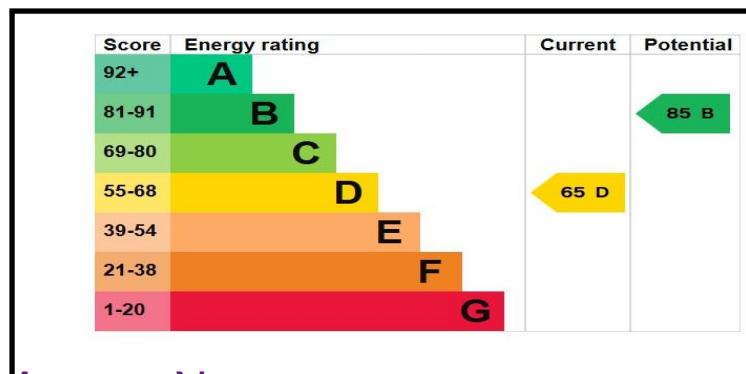




## What to do next

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.



## 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](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.help tobuy.org.uk](http://www.help tobuy.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.

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