

# Paul Bott & Co



- Large Purpose Built Studio Flat
- Spacious Living Accommodation
- Separate Galley Style Kitchen
- Large Wet Room Style Bathroom

22 Attree Court, Tower Road, Brighton, BN2 0FZ

Offers In Region Of £180,000

An excellent, large Studio flat for sale in Attree Court. Located in this purpose-built block, the flat is a great size, with copious amounts of storage space, west facing windows allowing for beautiful afternoon light. Just a short walk from Queens Park Road, this is an excellent first-time purchase or investment opportunity.

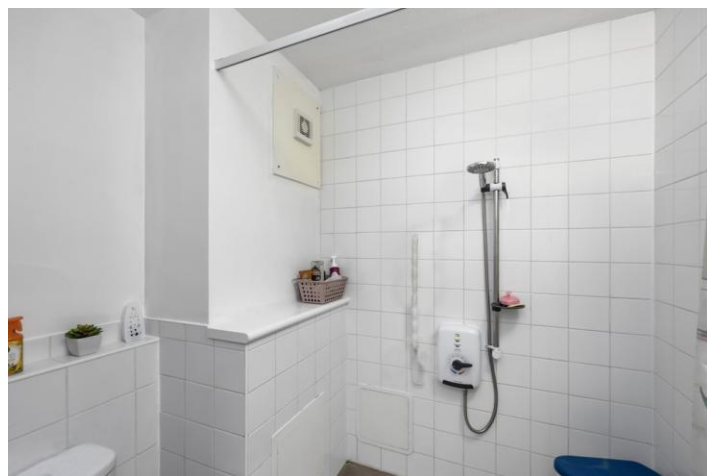


## Property Description

Coming in through the front door you find a large wet room to your right-hand side, with shower, W/C and wash basin. To your right, a storage cupboard, perfect for cleaning items, shoes and jackets. The main room is very large, with a bedroom section tucked round to the right, opposite three large built-in wardrobes. The main section of the room is incredibly light and airy, with west facing windows allowing for afternoon light. The kitchen is a good size, with modern fittings, electric oven and hob, space for a fridge and a pantry space with a washing machine connection.

The property is in an excellent location, within a short walk of the beautiful Queens Park, as well as Hanover close by and bus links close by running into the heart of the city center, as well as north towards the universities.





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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