

## Sillwood Road, Brighton BN1 2LF

A stylish first floor one bedroom apartment situated in the heart of Brighton moments from the seafront and promenade and Western Road where there is an array of boutiques, shops and restaurants.

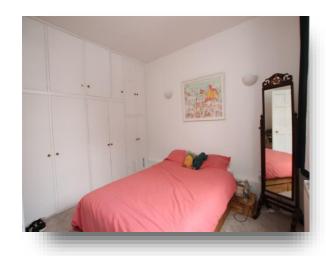
#### welcome to

#### **Sillwood Road, Brighton**

This property has been renovated to a high standard throughout and comprises; a spacious living room with a feature window and fireplace, separate contemporary kitchen with integrated appliances, a double bedroom with a built in wardrobe range and a modern shower room. The property further benefits from having a share of freehold, and gas central heating.



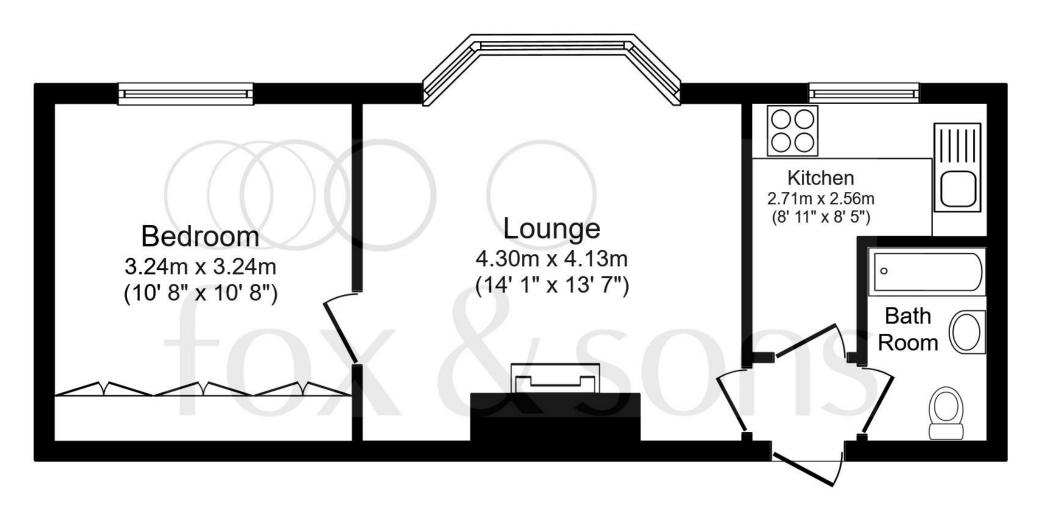












**First Floor Plan** 

#### welcome to

#### **Sillwood Road, Brighton**

- A stylish first floor apartment situated in the heart of Brighton
- One double bedroom with a built in wardrobe range
- A spacious living room with a feature window and fireplace
- Separate contemporary kitchen with integrated appliances
- Recently renovated to a high standard throughout
- A modern shower room
- Moments from Western Road where there is an array of boutiques, shops and restaurants and within easy reach of Brighton Mainline Station
- Sold with a share of freehold

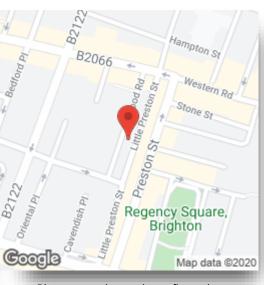
Tenure: Leasehold EPC Rating: Awaited

### £255,000









Please note the marker reflects the postcode not the actual property

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref: BHF111468 - 0001 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



#### 01273 777000



westernrd@fox-and-sons.co.uk



117 - 118 Western Road, BRIGHTON, East Sussex, BN1 2AD



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