



Tillstone Street, Brighton, BN2 0BD

Offers Over £300,000 Leasehold

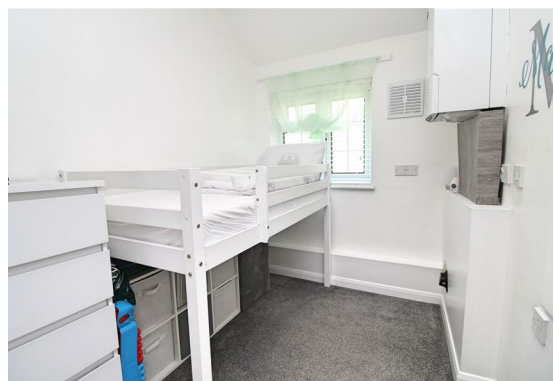
Elliotts are delighted to offer for sale this well-designed apartment with its own private entrance and a set of stairs leading to the first floor. The first floor features a spacious landing, a contemporary lounge/kitchenette, two bedrooms, and a modern bathroom. The apartment is equipped with gas central heating and double glazing, providing additional comfort and energy efficiency.

- First Floor Purpose Built Apartment
- 579 Sq.Ft / 53 Sq.Mt
- Private Entrance
- Open-Plan Living
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Well Presented Throughout
- Bathroom/WC
- Close to Queens Park



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The location of the property is highly desirable, situated in a sought-after area of a cosmopolitan coastal resort. Queen's Park is located at the end of the street, offering a green space for recreation. The beach is also within walking distance, providing easy access to coastal activities.

The area offers excellent educational opportunities, with renowned schools such as St Luke's and Brighton College nearby. Brighton College is recognized as one of the top ten schools in the country. Additionally, the vibrant St James' Street is within walking distance, known for its bohemian café culture and independent, specialist shops.

Convenience is a key feature of this location, with the hospital, law courts, and Amex (American Express) in close proximity. Theatres, the historic Lanes of central Brighton, and the Marina with its health club, cinemas, casino, and restaurants are all within walking distance.

Public transportation options are easily accessible, with bus routes connecting to the city, coastal areas, and universities. Brighton train station is also nearby, providing fast links to Gatwick Airport and London, making commuting convenient.

For those who own a car, the property is located in the C zone, which has no waiting list for parking permits. The A23 and A27 roads are easily reachable, providing convenient access to major transport routes.

In summary, this stylish apartment offers comfortable living in a desirable location, close to parks, the beach, schools, amenities, and transportation options. To fully appreciate the size and condition of the property, an internal viewing is highly recommended.

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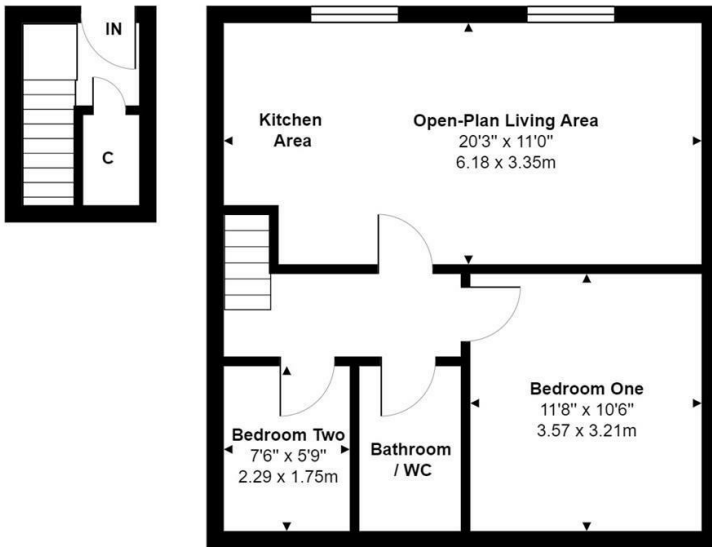
Registered No 2829245

Registered Office: 2 Church Road, Hove, East Sussex, BN3 2FL

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Total Area: 579 ft² ... 53.8 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Floor energy efficiency - (lower rating costs)			
92-100	A		
81-91	B		
69-80	C	74	76
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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