

# PHILLIPS & STILL

Richmond Road, Brighton

Offers In Excess of £260,000



- **An Extremely Spacious First Floor Converted Flat**
- **Two Double Bedrooms**
- **17ft Open Plan West Facing Lounge / Diner With Modern Kitchen**
- **Large Lawned Communal Rear Gardens**

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



## Flat 7, 21-23 Richmond Road, Brighton, BN2 3RL



Here we have an extremely spacious first floor converted flat, the largest in the building, that is being sold with no onward chain meaning it is ready for you to pack your bags & move straight into. It has high ceilings and neutral décor throughout so is perfect for its' next owner to put their own stamp on and really make their own!

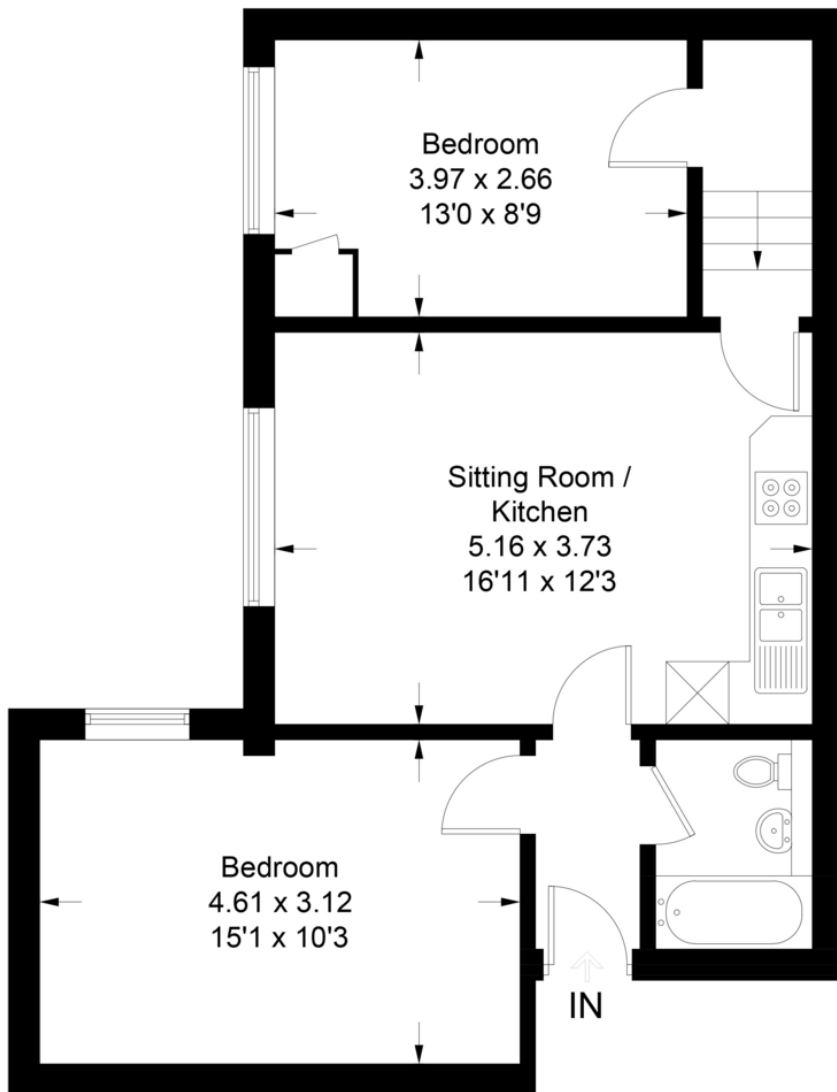
Accommodation comprises of entrance hall, the first of two generous double bedrooms, bathroom, fantastic nearly 17ft open plan lounge / diner with a modern kitchen area, inner hall and the second double bedroom. All rooms are West facing affording them stunning light and views over the communal rear gardens. As well as the enormous communal lawns, this flat comes with its own private allocated parking space to the front of the block and other benefits of this brilliant flat include gas central heating and a share of Freehold.

This property will make a fantastic first home, buy to let investment or second / holiday property as it is located in the highly sought after Round Hill Conservation area which has a huge selection of shops, cafes, bars and amenities just moments from your front door. Vibrant Lewes Road is also close by as well as the City centre itself & a whole host of Brighton's most popular schools catering for all age groups. And for anyone who commutes, Brighton mainline railway station is also easily accessible.



**Richmond Road, Brighton, BN2 3RL**

Approximate Gross Internal Area = 54.5 sq m / 587 sq ft



**Ground Floor**

**Accommodation**

**FIRST FLOOR**

ENTRANCE HALL

BEDROOM ONE

15' 1" x 10' 3" (4.6m x 3.12m)

BATHROOM

OPEN PLAN LOUNGE / DINER

16' 11" x 12' 3" (5.16m x 3.73m)

MODERN KITCHEN AREA

Stairs down into:

INNER HALL

BEDROOM TWO

13' 0" x 8' 9" (3.96m x 2.67m)

OUTSIDE

WONDERFUL COMMUNAL REAR GARDENS

Large and well maintained

ALLOCATED OFF ROAD PARKING SPACE

To the front of the block





## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>

## 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.helptobuy.org.uk](http://www.helptobuy.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.

## Phillips & Still

**01273 771111**

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