

- A delightful two bedroom 2nd floor purpose built flat
- Trendy Open Plan living accommodation
- Bathroom and en-suite shower room
- Allocated covered car space
- Balcony and no onward chain

West Street, Brighton, BN1 2RP

Guide Price of £375,000 to £385,000

This second floor two bedroom purpose built flat is the perfect getaway pad, buy to let investment or Holiday home. This location is right in the heart of this exciting cosmopolitan city. With the benefit of covered allocated parking and with no onward chain this property has it all to offer!



## Property Description

This delightful second floor two double bedroom purpose-built apartment is set in a popular, contemporary building in Central Brighton. This apartment is the pinnacle of seaside living with the wonderful added perks of nearby cafes, restaurants, leisure and retail facilities.

The comfort of the living space that presents such subtle yet attractive décor, merges with the open plan kitchen with utter ease.

Furthermore the master bedroom has the benefit of an en-suite shower room, the second bedroom is also a double and is suitable for guests, renting out or as a home office. Additional benefits is your own covered parking space and also a lift within the complex, this apartment leaves absolutely nothing to be desired.



The location is second to none you are within walking distance of everything. Brighton mainline station is very close which means if you are looking to commute to Gatwick or London then this position is ideal. Here you can really enjoy the hustle and bustle of this exciting city and you will never be short of things to do.

# Accommodation

## SECOND FLOOR

ENTRANCE HALL

KITCHEN/LOUNGE  
26' 6" x 15' 11" (8.08m x 4.85m)

BEDROOM TWO  
13' 3" x 8' 8" (4.04m x 2.64m)

BEDROOM ONE  
19' 9" x 9' 2" (6.02m x 2.79m)

ENSUITE SHOWER ROOM

BATHROOM

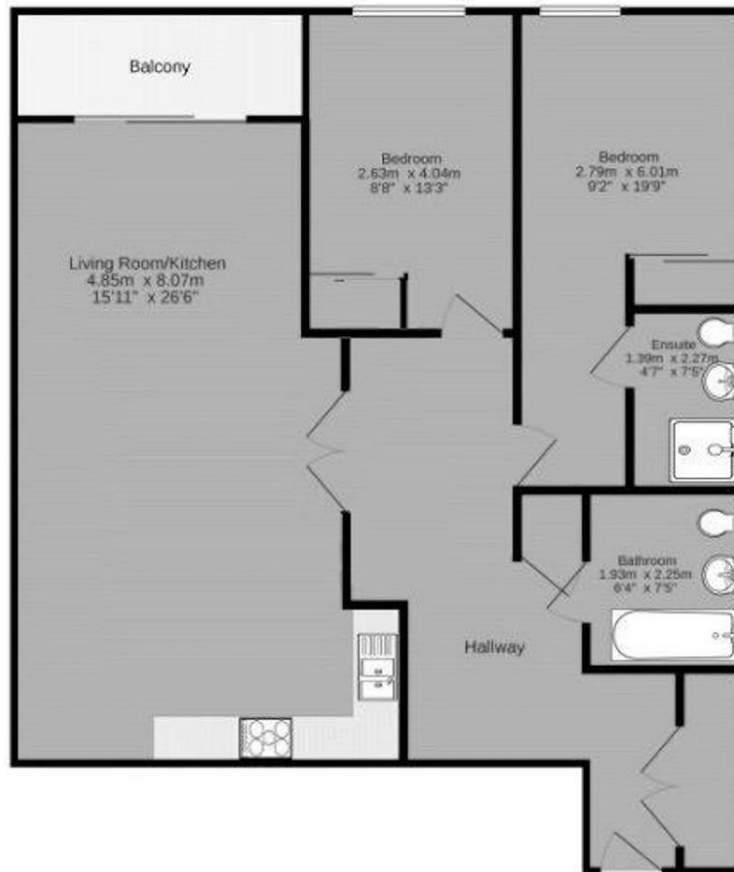
## OUTSIDE

BALCONY

ALLOCATED PARKING SPACE



Second Floor  
85.0 sq.m. (915 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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