

# PHILLIPS & STILL

Beaconsfield Villas, Brighton

Guide Price of £200,000 - £210,000



- A second floor one bedroom apartment
- No onward chain
- Sought after location close to Preston Park
- Walking distance to Preston Park station
- Perfect first time or investment purchase

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



## Beaconsfield Villas, Brighton, BN1 6HF



This charming second-floor converted flat is nestled within an attractive Edwardian building, located in a highly sought-after area near Preston Park Station and a variety of local amenities.

The property features a generously sized double bedroom, complemented by delightful open-plan living spaces that create a warm and inviting atmosphere.

Ideal for first-time buyers or investors, this flat is being sold with no onward chain, offering a seamless transition for its new owner.



## Accommodation

SECOND FLOOR

ENTRANCE HALL

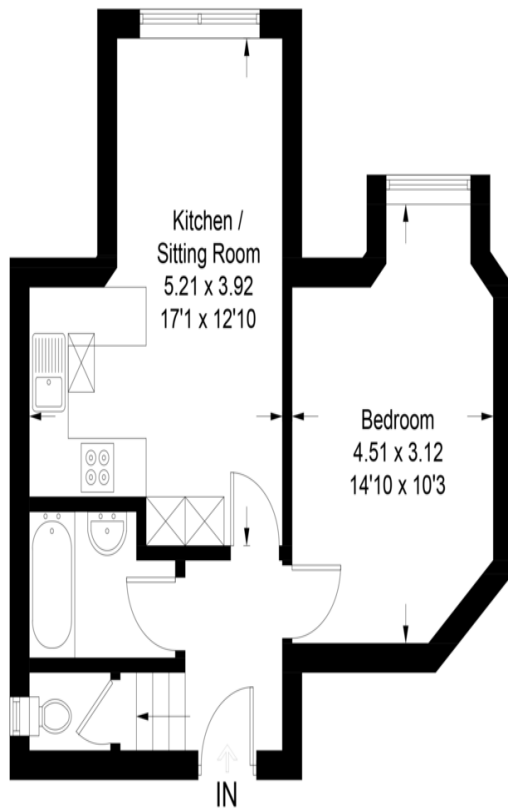
KITCHEN/SITTING ROOM  
17' 1" x 12' 10" (5.21m x 3.91m)

BATHROOM

BEDROOM  
14' 10" x 10' 3" (4.52m x 3.12m)

### Beaconsfield Villas, Brighton, BN1 6HF

Approximate Gross Internal Area = 37.7 sq m / 406 sq ft



### Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2026





## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 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 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

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