PHILLIPS & STILL

Princes Crescent, Brighton £300,000





- **A Spacious Top Floor Art Deco Apartment**
- **Two Double Bedrooms**
- **Lounge / Diner & Separate Modern Kitchen**
- **Redecorated Throughout**
- **Private Balcony**
- **Share Of Freehold & No Onward Chain**

Crescent Mansions, Princes Crescent, Brighton, BN2 3RB



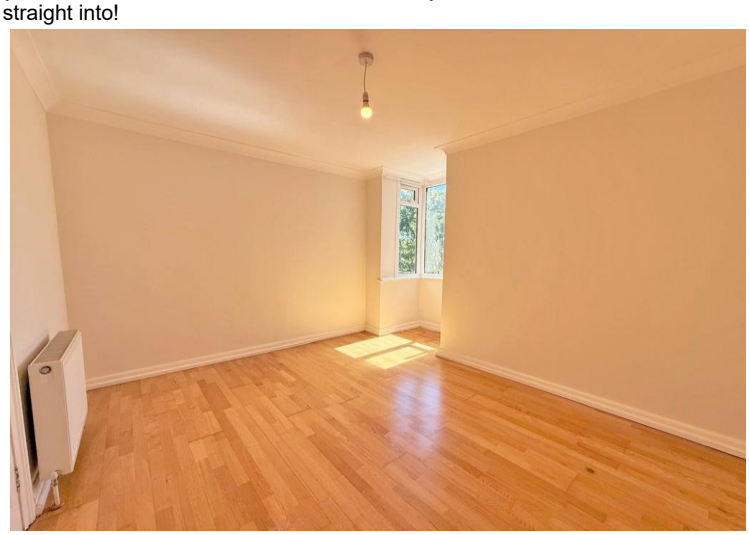
Position on the top floor of an attractive Art Deco block in the famous Princes Crescent of central Brighton, this top floor apartment is spacious and light throughout with absolutely no worries of noisy upstairs neighbours! Having been very recently redecorated, all rooms are a great size and accessible from the entrance hall. Accommodation comprises of hall way, modern bathroom, separate modern kitchen, two impressive double bedrooms and a generous lounge / diner. There are wonderful rooftop views from every window with sea views to one side and a charming, sunny private balcony.

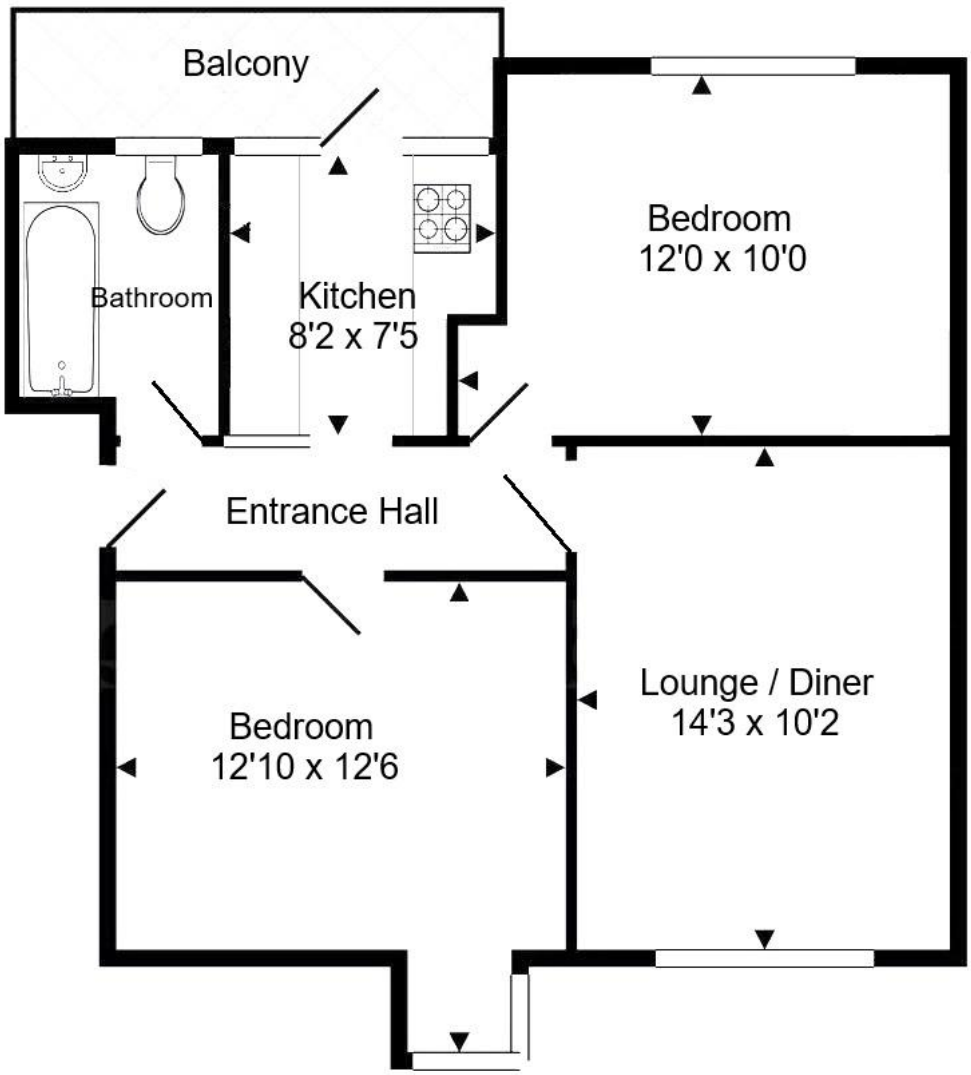
Situated between the vibrant Fiveways and the popular 'Level area', this apartment offers not just a home, but a lifestyle. Local amenities such as shops, cafes, and schools are just a stone's throw away, making daily life convenient and enjoyable. For those looking to explore further, the bustling city centre of Brighton is within easy reach either by a leisurely walk or short bus ride.

The surrounding area is brimming with character, from the charming gastro pubs like 'The Roundhill' and 'Open House' to the abundance of local shops and supermarkets on Lewes and London Road. Fiveways, known for its delightful delis and bakeries, is also nearby ensuring you have everything you need right at your fingertips.

With both Brighton mainline and London Road train stations just a walk away, commuting to Gatwick Airport or London is a breeze, offering you the best of both worlds - a peaceful retreat in a vibrant city. Don't miss the opportunity to make this your new home sweet home or a fantastic buy to let investment. And with no onward chain and a share of the Freehold, it is ready to pack your bags and move straight into!







Top Floor

Approximate total area = 602 sq ft / 56 sq m

Accommodation

TOP FLOOR

ENTRANCE HALL

BATHROOM

MODERN KITCHEN
8' 2" x 7' 5" (2.49m x 2.26m)
Opening onto balcony

BEDROOM TWO
12' 0" x 10' 0" (3.66m x 3.05m)

LOUNGE / DINER
14' 3" x 10' 2" (4.34m x 3.1m)

BEDROOM ONE
12' 10" x 12' 6" (3.91m x 3.81m)

OUTSIDE

PRIVATE BALCONY





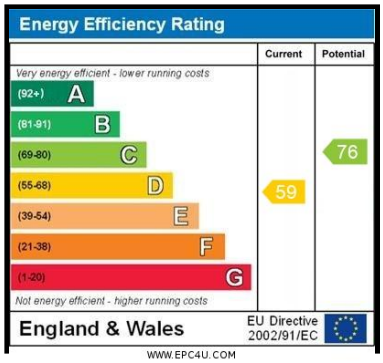




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk 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.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
http://list.english-heritage.org.uk

Directions

For directions to this property please contact us.

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www.phillipsandstill.co.uk