

# PHILLIPS & STILL

Coombe Road, Brighton

Guide Price of £210,000 - £220,000



- A delightful third floor one bedroom apartment
- Mezzanine level over the lounge/dining room, perfect work from home arrangement
- No onward chain
- Communal parking

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## 25 The Deco Building, Coombe Road, Brighton, BN2 4EQ



An amazing and well proportioned quirky apartment located on the third floor of this attractive building in Coombe Road in Brighton. The property benefits from high ceilings, allowing for a unique and fantastic configuration with an additional mezzanine accommodation overlooking an open plan kitchen/ living/dining room, which could be easily used for a sleeping, study or play area. There is also a double bedroom, bathroom, and communal parking underneath for the residents.

Surrounded by local shops and cafés, this bold building is arranged over four floors with striking stone and brick work and colossal windows. Originally constructed in 1918 as an Industrial building for servicemen injured in the Great War to hone diamonds, the space was converted in the early 21st Century creating luxury City apartments, and this one is the third biggest amongst them.

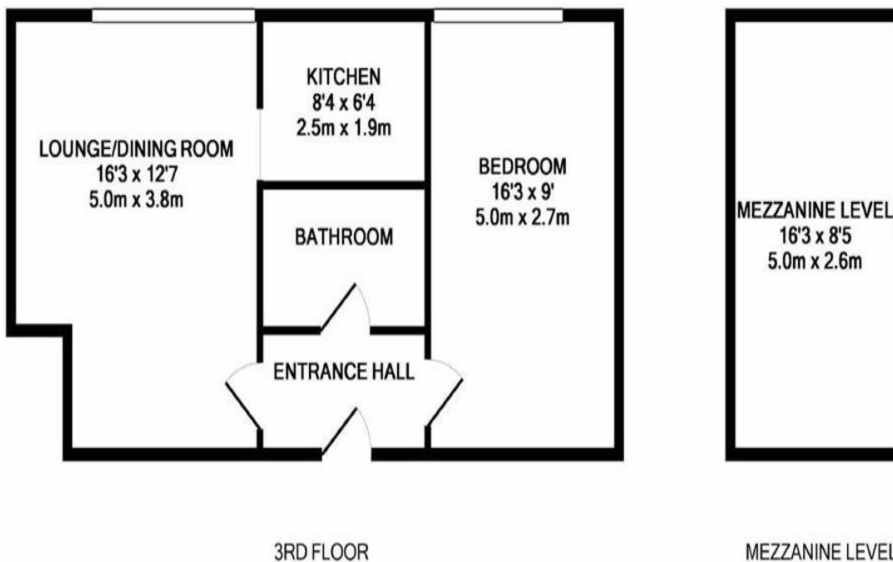
The property is within easy reach of Brighton seafront, The Lanes, North Laine, London Road Market and Brighton Station; as well as being close to the Stammer junction of the A27; making this a perfect location for both rail commuters and motorists. There are also many popular and well known universities within the area, that really make this particular location very desirable and in demand to live in.



## Picture this...

Why not take a short ride or hop onto a bus into the City Centre for an adventure. There you can really soak up Brighton and Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and many shops that are available.

Excellent schools are also nearby and the area is both friendly and welcoming for families.



TOTAL APPROX. FLOOR AREA 484 SQ.FT. (45.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Accommodation

### THIRD FLOOR

ENTRANCE HALL

OPEN PLAN

KITCHEN/LOUNGE/DINING ROOM

LOUNGE/DINING AREA

16' 3" x 12' 7" (4.95m x 3.84m)

MEZZANINE LEVEL

16' 3" x 8' 5" (4.95m x 2.57m)

KITCHEN AREA

8' 4" x 6' 4" (2.54m x 1.93m)

BEDROOM

16' 3" x 9' 0" (4.95m x 2.74m)

BATHROOM

COMMUNAL PARKING





## 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	78   C	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 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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