

austin gray



41 Tillstone Street

Brighton, BN2 0BD

Asking Price £350,000



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C

41 Tillstone Street



A beautifully presented two double bedroom apartment forming part of an attractive Edwardian building, ideally positioned on the highly sought-after Tillstone Street, just off Queens Park Road.

Accessed via its own private entrance, the apartment offers a strong sense of privacy and independence. The accommodation comprises two well-proportioned double bedrooms, both enhanced by bay-fronted windows that allow for an abundance of natural light.

The spacious living room provides an ideal setting for both relaxing and entertaining, while the well-appointed kitchen offers ample workspace and room for dining, creating a practical and sociable environment. The accommodation is completed by a modern family bathroom featuring a walk-in shower.

To the rear, a particularly useful utility area houses the combi boiler, washing machine and tumble dryer, offering excellent additional storage and functionality. This space opens directly onto a beautifully maintained private west-facing garden, a standout feature of the property and perfect for enjoying afternoon and evening sun.

The property enjoys a superb central location, within easy reach of Brighton mainline station, offering direct services to London and making it particularly appealing to commuters. The vibrant St James's Street and seafront are also just a short walk away, providing an excellent range of restaurants, cafés, bars and everyday amenities, alongside convenient transport links throughout Brighton & Hove.

EPC rating: C

Tenure: Leasehold 87 years remaining - extended lease upon completion

Maintenance charges: £427 pa

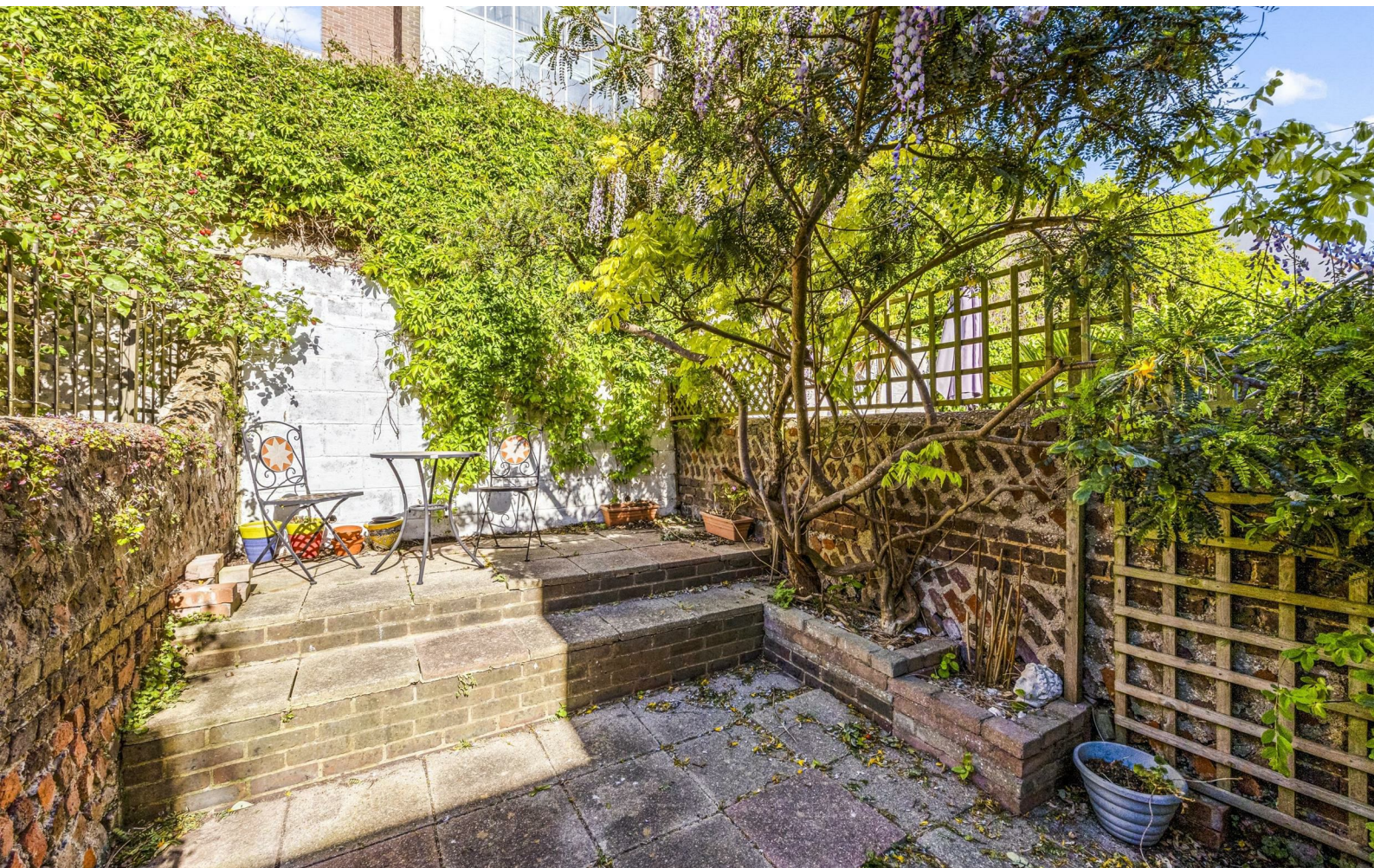
Council tax band: B

Parking zone: V

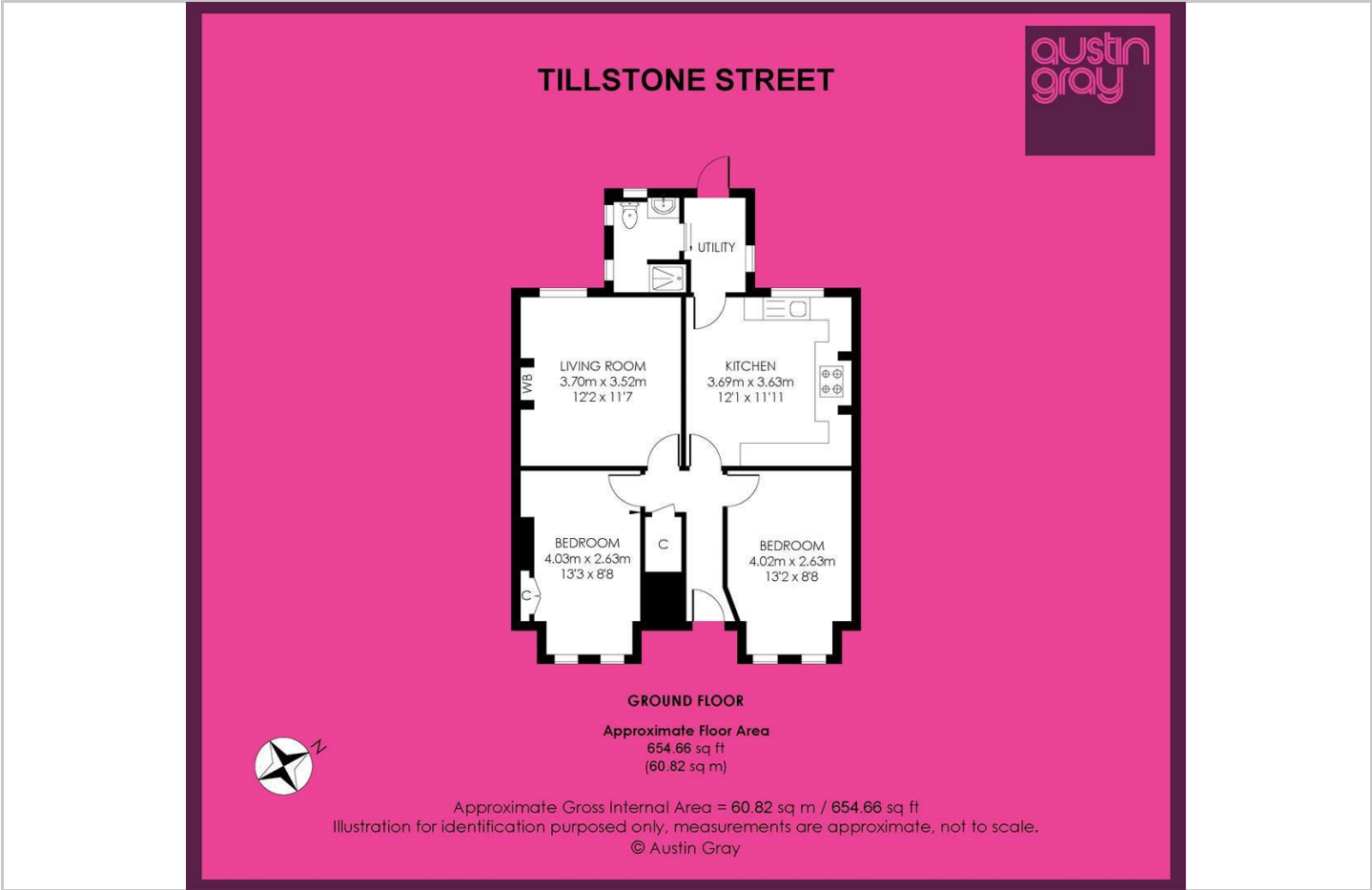
- Attractive Edwardian apartment
- Prime central Brighton location just off Queens Park Road
- Two well-proportioned double bedrooms
- Beautiful private west-facing garden perfect for afternoon and evening sun
- Bay-fronted windows providing excellent natural light
- Spacious living room ideal for entertaining
- New Lease Upon Completion
- Contemporary bathroom with walk-in shower
- Separate utility area with additional storage
- Private entrance offering added independence



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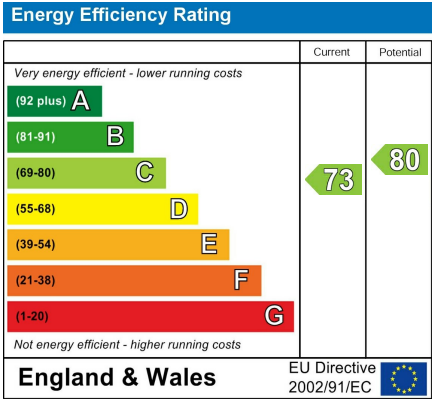
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

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