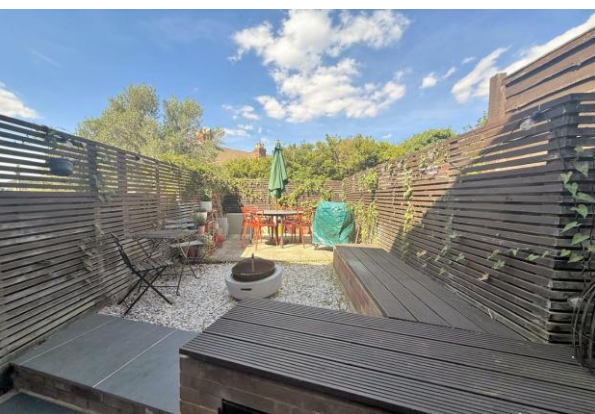


PHILLIPS & STILL



Ladysmith Road, Brighton, BN2 4EJ

- A Beautifully Presented Ground Floor Purpose Built Apartment
- One Double Bedroom
- Fantastic Lounge / Diner & Separate Modern Kitchen
- Stunning Private Rear Garden With Built-In Seating & Outdoor Cupobard Housing Utillties

Guide Price of £250,000 - £275,000

- Sought After Residential Area Close To City Centre
- Modern Bathroom & Lots Of Handy Built-In Storage
- Vendor Suited

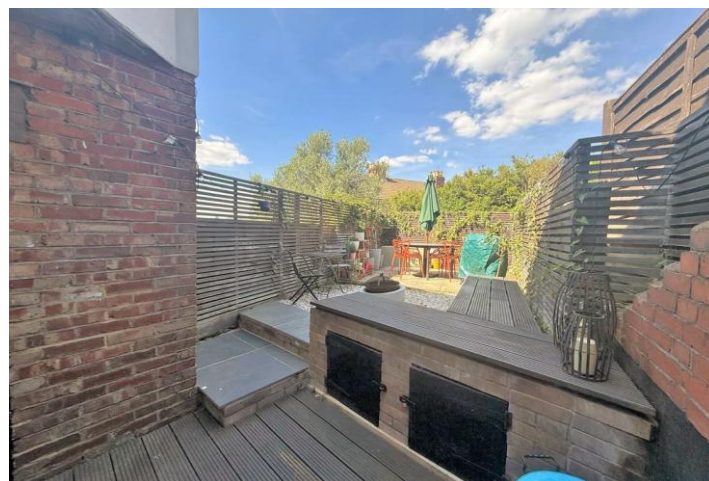


Property Description

This brilliant purpose built ground floor garden apartment is located on a popular street in an ideal location close to Lewes Road with easy access to the A27 and just a short stroll from Moulsecoomb train station and both universities. There are a number of local amenities very close by including B&Q, Aldi, Halfords, Costa Coffee and local shops. The South Downs are a mere five minute drive away and frequent, reliable buses are in abundance on Lewes Road giving you a wide reach around Brighton and access to the City Centre and Brighton's mainline station which is approximately one and a half miles away. There are a number of well-regarded schools close by as well as Saunders Park for recreational activities.

The well arranged living accommodation comprises of entrance hall, a bright bay fronted lounge / diner overlooking the front, a double bedroom with fantastic built-in wardrobes and storage, modern bathroom and separate modern kitchen that opens onto the beautiful private rear garden. The garden is as carefully thought out as inside with different levels and a built-in seating area with storage beneath. It is fully enclosed so very safe for children & pets to fly out in with an outdoor shed housing the utilities separately from the kitchen. There is plenty of space for outdoor furniture so it is an ideal setting for your summer, garden parties & barbeques!

This apartment is the perfect first time buy, rental investment or second / holiday home in central Brighton and viewings are highly recommended to fully appreciate everything it has to offer!



Accommodation

GROUND FLOOR

ENTRANCE HALL

With large storage cupboard

BAY FRONTED LOUNGE / DINER

12' 5" x 10' 7" (3.78m x 3.23m)

DOUBLE BEDROOM

12' 8" x 7' 2" (3.86m x 2.18m)

With built-in wardrobes and fitted storage

BATHROOM

7' 0" x 5' 6" (2.13m x 1.68m)

SEPARATE MODERN KITCHEN

11' 10" x 5' 11" (3.61m x 1.8m)

OUTSIDE

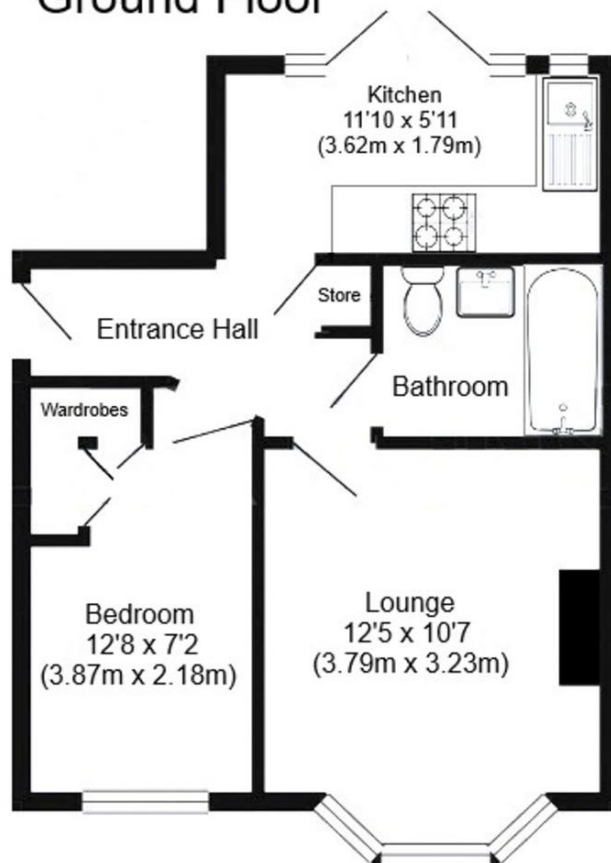
FABULOUS PRIVATE REAR GARDEN

Beautifully arranged sunny rear garden with different levels & built-in seating and storage

OUTDOOR STORAGE SHED

Housing utilities separate from kitchen

Ground Floor



Approximate Total Area: 462.8 sq. m. (43 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 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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