

# PHILLIPS & STILL

Norfolk Road, Brighton

£350,000 - £375,000



- **A Spacious Top Floor Purpose Built Apartment**
- **Three Double Bedrooms**
- **Lounge / Diner & Separate Kitchen**
- **Private Garage**
- **Sought After City Centre Location**

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



## Braemar House, Norfolk Road, Brighton, BN1 3AR

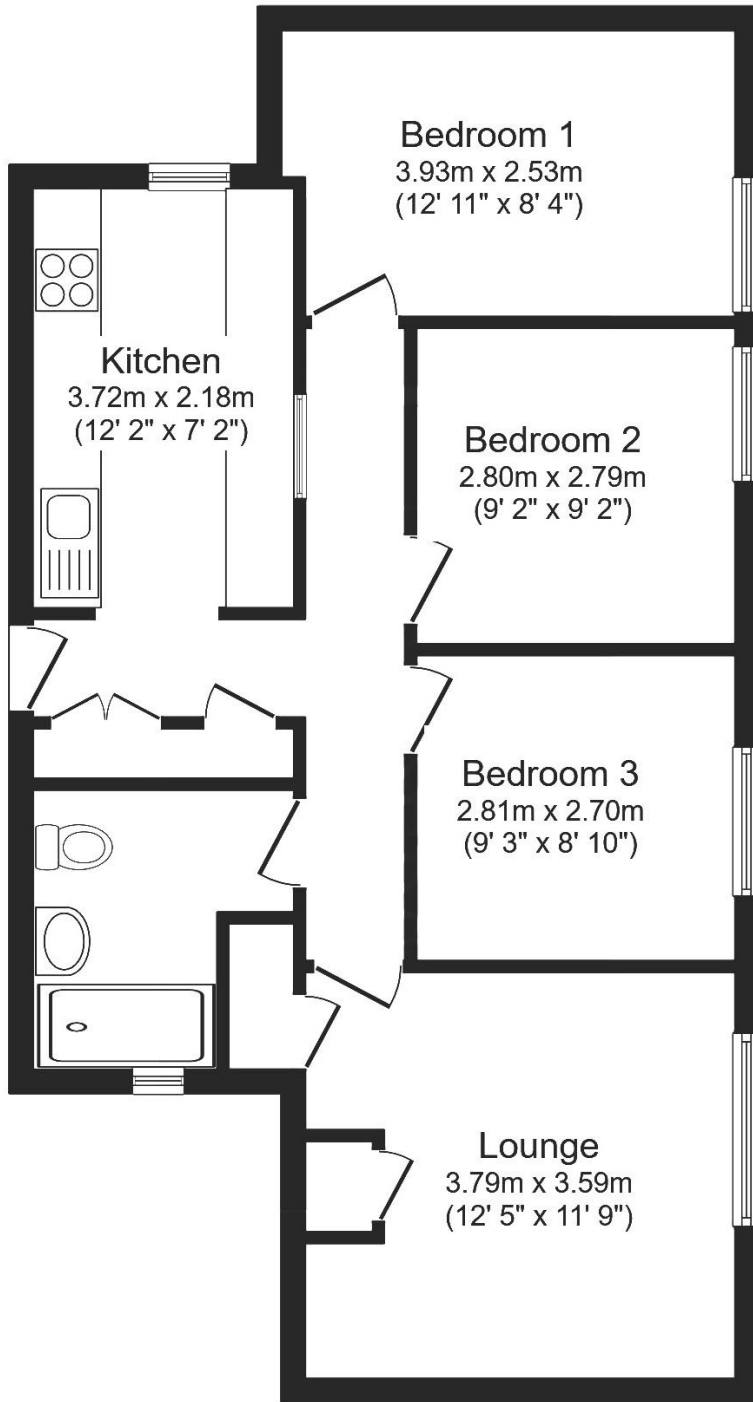


This fantastic purpose built top floor apartment offers spacious & versatile living accommodation and is located in one of central Brighton's most sought after addresses. Norfolk Road is a one-way residential street known for its' wonderful period architecture and amazingly vibrant & convenient location just off Western Road and a few minutes' walk from our famous seafront. Waitrose is close by and both Hove & Brighton mainline railway stations are within easy reach for any commuters.

Accommodation comprises of entrance hall that all rooms are accessible from, three double bedrooms and a lounge / diner all of which are front facing, separate modern kitchen with eating space and a shower room. The apartment also comes with a private garage located to the rear of the block. It also benefits from a long lease in excess of 900 years and no onward chain.

This property will make a fantastic first home, buy to let investment or second / holiday property as it is located in in a much sought after & convenient location. There is an excellent array of nightlife and a wide selection of trendy restaurants, cafes, bars and public houses within walking distance as well as a good choice of convenience shops & supermarkets. Living here will definitely allow you to fully experience that cosmopolitan Brighton & Hove lifestyle the City is so well known for!





**TOP FLOOR**

Total floor area 64.1 m<sup>2</sup> (690 sq.ft.) approx

**Accommodation**

TOP (THIRD) FLOOR

**ENTRANCE HALL**  
With built-in storage cupboards

**SEPARATE KITCHEN**  
12' 2" x 7' 2" (3.71m x 2.18m)

**BEDROOM ONE**  
12' 11" x 8' 4" (3.94m x 2.54m)

**BEDROOM TWO**  
9' 2" x 9' 2" (2.79m x 2.79m)

**BEDROOM THREE**  
9' 3" x 8' 10" (2.82m x 2.69m)

**LOUNGE / DINER**  
12' 5" x 11' 9" (3.78m x 3.58m)  
With built-in storage cupboards

**SHOWER ROOM**  
8' 1" x 7' 8" (2.46m x 2.34m)

OUTSIDE

**GARAGE**  
To the rear of the block





## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

## 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.

## 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

**01273 771111**

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