

# PHILLIPS & STILL

Stroudley Road, Brighton

£150,000 - £160,000



- **A Superb Fifth Floor Purpose Built Studio Apartment**
- **Perfect Home Or Investment Purchase**
- **Good Decorative Order**
- **Moments From Brighton Mainline Station**
- **Vibrant Central Location Close To Trendy North Laine**

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



## 70 Brighton Belle, 2 Stroudley Road, Brighton, BN1 4ZD



An innovative development built with ecological sustainability in mind, Brighton Belle was constructed approximately nine years ago and is situated within touching distance of Brighton Mainline railway station with convenient access to the North Laine retail thoroughfare with its mix of shops, cafes and restaurants. The seafront promenade, Churchill Square shopping centre and many other City centre amenities are all within easy reach. There is access to a stunning communal roof terrace which enjoys amazing 360 degree views over the city. The fabulous communal roof terrace has been cleverly landscaped to include benches and plants making it the perfect place to relax with friends & family.

This spacious & extremely modern studio apartment is set on the fifth floor of the block offering some fantastic views across the City. Accommodation comprises of entrance hall, generous studio room with a modern fitted kitchen area featuring integrated appliances, and a modern fitted bathroom.

The flat is currently rented out at a brilliant £1260pcm, which means this property could make the next owners an equally excellent investment or home after the tenants move out. Many people who buy or rent these properties commute into London or Gatwick.



## Accommodation

### FIFTH FLOOR

ENTRANCE HALL

SPACIOUS STUDIO ROOM  
17' 5" x 16' 8" (5.31m x 5.08m)

MODERN FITTED KITCHEN AREA

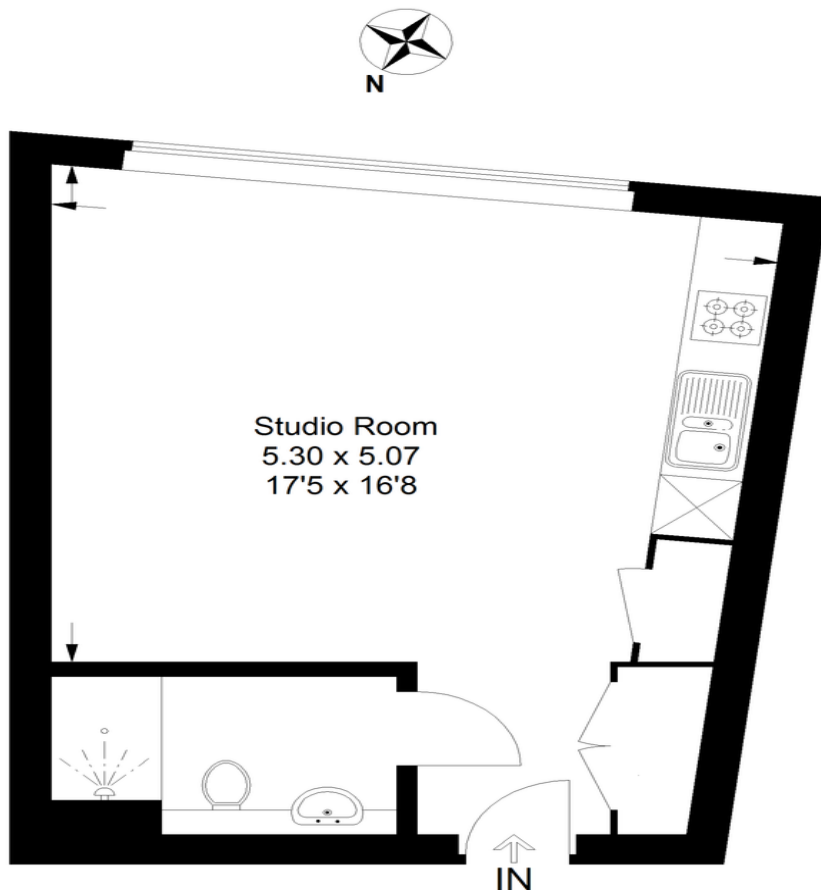
MODERN FITTED BATHROOM

OUTSIDE

COMMUNAL ROOF TERRACE

### **Brighton Belle, 2 Stroudley Road, Brighton BN1 4ZD**

Approximate Gross Internal Area  
32.4 sq m / 349 sq ft



### **Fifth Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2021

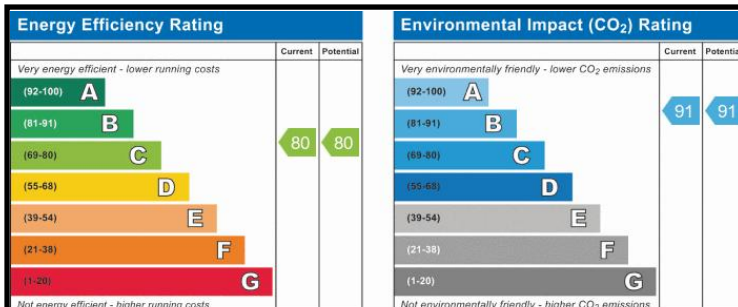




## What to do next

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.



## 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.

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