

# PHILLIPS & STILL

St. Andrews Road, Brighton

Guide Price £275,000 - £290,000



- A first floor two bedroom converted flat
- Share of freehold
- No onward chain
- Rear garden
- Good size accommodation

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## Top floor flat, 55 St. Andrews Road, Portslade, Brighton, BN41 1DB



This first-floor two-bedroom converted flat offers a great blend of comfort and convenience. The property features two generously sized bedrooms that provide ample space for relaxation. The spacious lounge serves as a welcoming area for entertaining or unwinding. A well-appointed family bathroom caters to everyday needs.

One of the standout features is the rear garden, perfect for outdoor activities or enjoying some fresh air. The flat is being sold with no onward chain, making it an attractive option for buyers seeking a quick move. Additionally, it includes a share in the freehold, providing a sense of ownership and stability.

Ideally located, the property is within walking distance of Brighton seafront, allowing residents to enjoy the vibrant coastal lifestyle. It's also conveniently close to Portslade station, providing easy access for commuters. This flat is a fantastic opportunity for those looking to embrace the charm of Brighton living.



# Accommodation

## TOP FLOOR

ENTRANCE HALL

LIVING ROOM

13' 11" x 16' 6" (4.24m x 5.03m)

BEDROOM

11' 5" x 10' 9" (3.48m x 3.28m)

BATHROOM

KITCHEN

9' 10" x 7' 8" (3m x 2.34m)

BEDROOM

10' 2" x 10' 9" (3.1m x 3.28m)

## OUTSIDE

REAR PATIO GARDEN  
(Accessed from the side)





## 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		76 C
55-68	D	59 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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