

# PHILLIPS & STILL

Stone Street, Brighton

Asking Price £425,000



- **Fabulous Three Storey Period Property**
- **Three Bedroom Period property**
- **Rear Decked Patio Garden**
- **No Ongoing Chain**
- **Highly Sought After City Centre Location**

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Situated on the highly sought-after Stone Street in the very heart of Brighton, this superb three-bedroom terraced house offers an exceptional blend of period character and contemporary comfort, arranged over three thoughtfully laid-out floors. With no onward chain, it provides a rare chance to acquire a charming home in a prime city centre location.

The lower ground floor features a stylish open-plan kitchen and living space, designed for modern living and entertaining, with direct access to a private, decked patio garden-a peaceful retreat in the middle of the city. On the ground floor, you'll find a spacious double bedroom and a sleek, modern bathroom, while the top floor houses two further well-sized bedrooms, each filled with natural light and original character.

Just moments from Brighton's vibrant seafront, independent shops, cafes, and excellent transport links, this fabulous home offers city living at its best in one of the area's most desirable residential streets.



# Accommodation

## GROUND FLOOR

ENTRANCE HALL

BEDROOM

10' 0" x 9' 3" (3.05m x 2.82m)

BATHROOM

## LOWER GROUND FLOOR

LIVING ROOM/KITCHEN

19' 5" x 11' 8" (5.92m x 3.56m)

## FIRST FLOOR

BEDROOM

9' 9" x 9' 7" (2.97m x 2.92m)

BEDROOM

12' 3" x 10' 0" (3.73m x 3.05m)

## OUTSIDE

REAR DECKED PATIO GARDEN

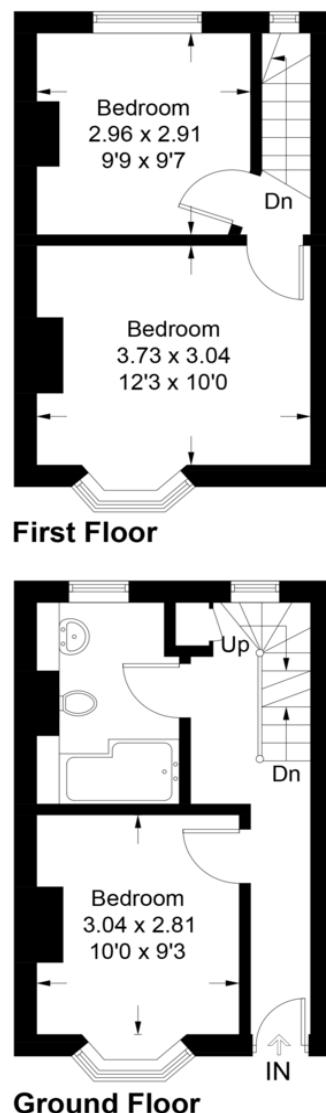
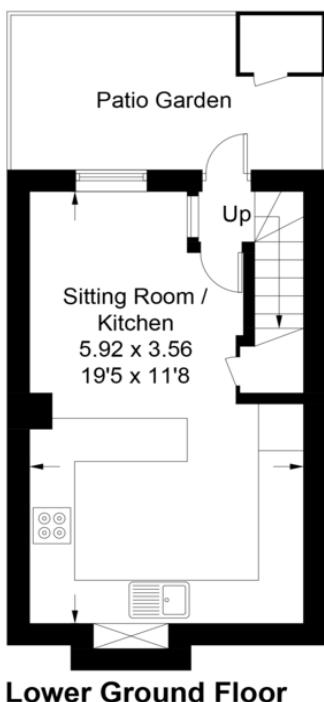
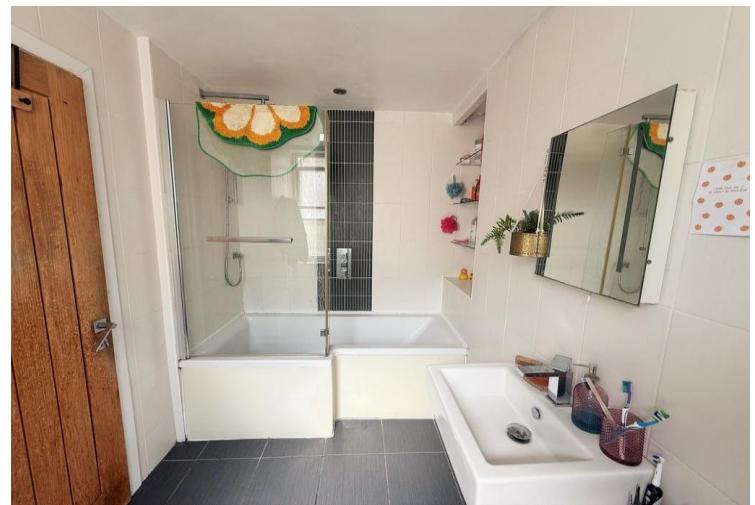


Illustration for identification purposes only, measurements are approximate, not to scale.  
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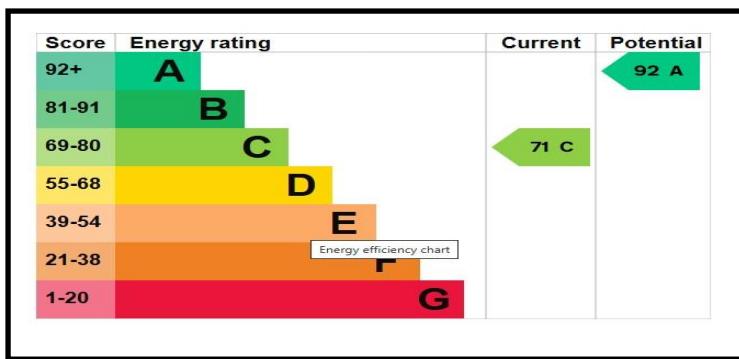




## What to do next

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.help tobuy.org.uk](http://www.help tobuy.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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