

PHILLIPS & STILL

Western Road, Brighton

O.I.E.O £350,000



- An amazing fifth floor two-bedroom purpose built apartment
- Excellent decorative order throughout
- No onward chain
- Close to Brighton seafront
- Situated directly in the heart of the city centre

To view all our homes: phillipsandstill.co.uk



57 Mitre House, Western Road, Brighton, BN1 2AJ



This stunning fifth-floor apartment features two spacious bedrooms and is purpose-built for modern living. nestled in the heart of the city centre, it's just a stone's throw from the famous Brighton seafront, making it perfect for those who appreciate coastal living. The building is beautifully maintained and benefits from lift access, ensuring convenience for residents.

It has two bedrooms generous in size, stunning open plan Kitchen/lounge and modern fitted bathroom making this perfect for a first home or as an investment property.

There is also no chain. Close proximity to local amenities, vibrant communities, and the mainline train station, offering easy access to transport links.



Accommodation

FIFTH FLOOR

ENTRANCE HALL

OPEN PLAN KITCHEN/ LIVING ROOM
18' 9" x 13' 1" (5.72m x 3.99m)

BEDROOM
16' 4" x 11' 7" (4.98m x 3.53m)

BEDROOM
11' 5" x 9' 3" (3.48m x 2.82m)

FAMILY BATHROOM
7' 2" x 7' 2" (2.18m x 2.18m)



Total floor area 59.0 m² (635 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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 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		84 B
69-80	C		
55-68	D	66 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 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
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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