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sales & lettings



Sillwood Place, Brighton

East Sussex

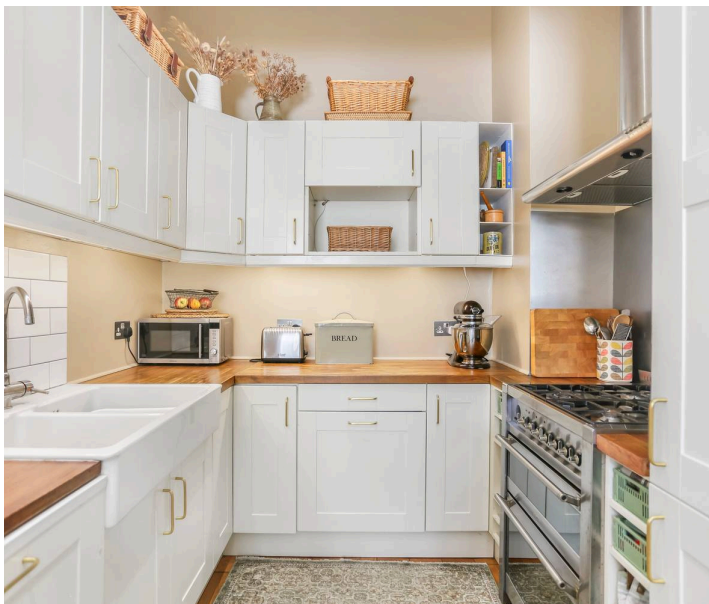
Asking Price £450,000



Sillwood Place, Brighton

Superbly located in central Brighton within easy reach of the SEAFRONT and the BEACH, a generously sized and beautifully presented TWO BEDROOM GROUND FLOOR APARTMENT in a GRADE II LISTED REGENCY BUILDING with a secluded GARDEN.

Set on the ground floor of a distinguished end-of-terrace Grade II listed Regency building, this light-filled apartment is presented to an excellent standard throughout. Its generous proportions and impressive high ceilings are immediately apparent from the welcoming entrance hall, which leads to the elegant sitting room featuring a fireplace and bespoke built-in storage within the alcoves. The thoughtfully designed fitted kitchen is positioned just off the reception room, creating an open-plan feel while remaining separate, and includes a butler sink and integrated appliances.



There are two bedrooms, including a principal bedroom situated at the front of the property with beautiful floor-to-ceiling French windows and solid wood shutters. The second bedroom opens into a conservatory, providing direct access to the rear garden. A stylish, contemporary shower room completes the accommodation.

Outside, the enclosed walled garden offers a rare and peaceful retreat in the heart of the city. With a generous patio ideal for al fresco dining, a lawn and well-established planted borders, it provides an exceptional outdoor space that is rarely found in this central location.



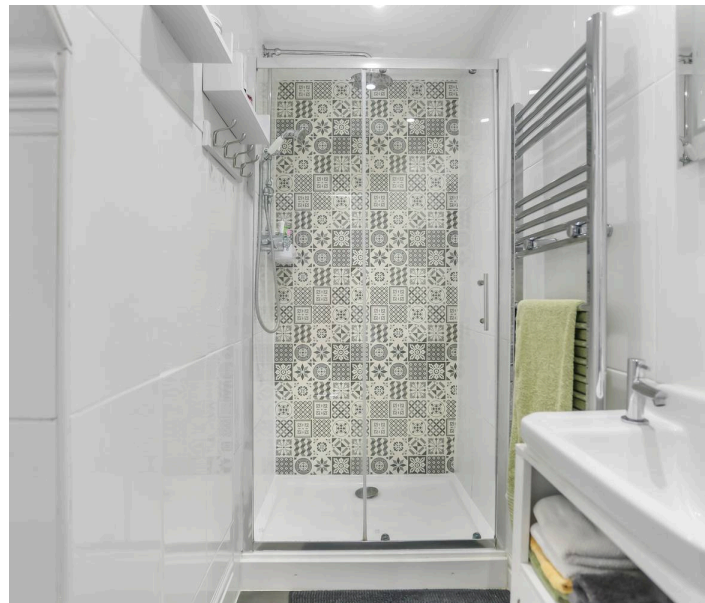
THE LOCAL AREA

Sillwood Place is situated in the Regency Square conservation area and surrounded by some of the best examples of Brighton's Regency architecture. This sought-after area is located in the very heart of Brighton, with its bustling and vibrant seafront, shops, bars and restaurants on your doorstep.

The iconic West Pier, historic 'birdcage' bandstand, and the i360 are nearby, while Brighton Palace Pier is a pleasant stroll along the promenade. When it comes to shopping, there's no shortage of choice with Western Road, North Street, and Churchill Square Mall all offering a wide variety of high street stores, while Brighton's famous Lanes and North Laine provide small, independent shops.

There is plenty of public transport within easy reach of the apartment. Brighton train station is less than a mile away, providing direct services to Gatwick and London, while plenty of regular bus services provide access to all parts of the city and beyond.

Local schools include St Paul's C of E School, Brunswick Primary School, and St Mary Magdalen's Catholic Primary & Nursery School.





FURTHER INFORMATION

Sillwood Place is situated in parking zone Z, and this property is in council tax band B, which is currently charged at £2,006.23 for 2026/27.

EPC rating - tbc (expired)

Council Tax - B

Parking - Z

Broadband & Mobile Phone Coverage -
Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Leasehold

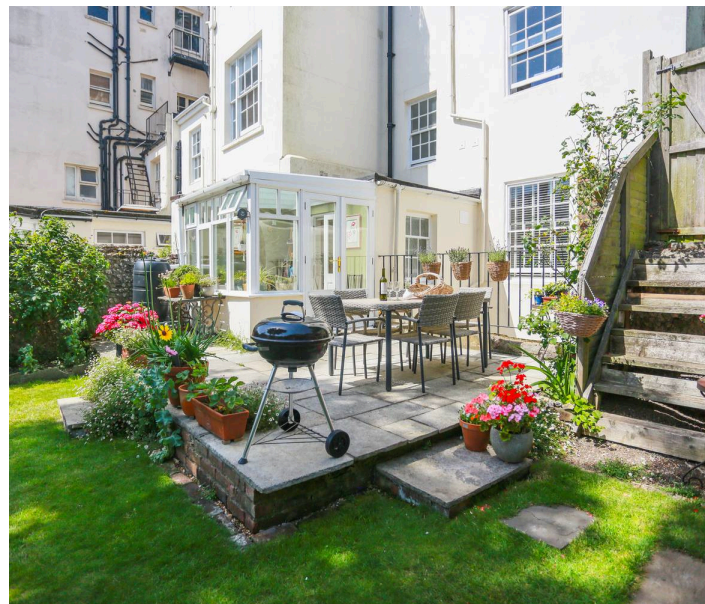
Unexpired term on lease - 107 years

Service Charge - £2,011 pa

Ground Rent £150 pa

Managing Agent: Jonathan Rolls

This information has been provided by the seller. Please obtain verification via your legal representative.









Total Area: 59.7 m² ... 642 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.