



PHILLIPS & STILL

KINGS ROAD, BRIGHTON  
ASKING PRICE OF £165,000





This spacious one-bedroom lower ground floor apartment is ideally situated just a stone's throw from the vibrant Brighton seafront. The apartment boasts a bright, open-plan layout that enhances the sense of space, featuring a well-fitted kitchen perfect for modern living. The contemporary bathroom adds to its appeal, providing a stylish and functional space.

Additionally, the property includes a private patio area on the side, offering a secluded outdoor retreat. With the added benefit of a share of the freehold ownership and no onward chain, this apartment presents a fantastic opportunity for both first-time buyers and investors looking to enjoy coastal living in Brighton.

## LOWER GROUND FLOOR

### ENTRANCE HALL

### STUDIO ROOM/KITCHEN AREA

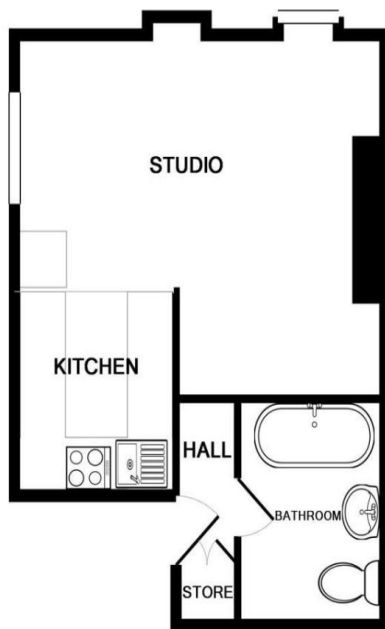
19' 1" x 17' 2" (5.82m x 5.23m)

### BATHROOM

### OUTSIDE

### PRIVATE REAR PATIO

(located at the side of the property)



Total floor area 35 square metres

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2014

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

[Energy efficiency chart]

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

