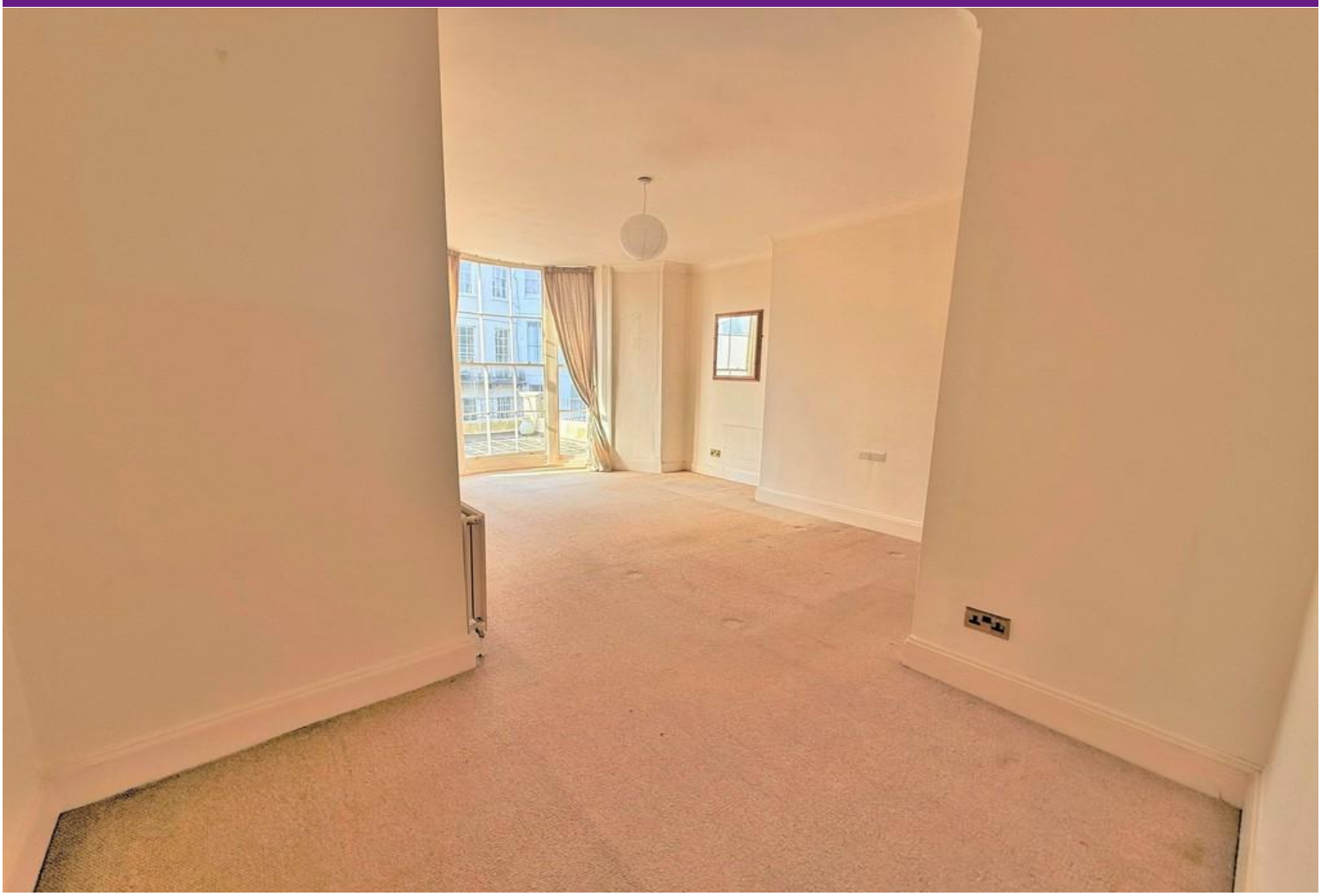
PHILLIPS & STILL

Norfolk Square, Brighton

Asking Price £225,000

- **A delightful and spacious one bedroom first floor apartment**
- **Large roof terrace with stunning direct sea view**
- **High ceilings with period features**
- **Central Brighton Location within minutes of the seafront**
- **Chain Free**

Flat 2 Kilgannon House , 20 - 21 Norfolk Square, Brighton, BN1 2PD



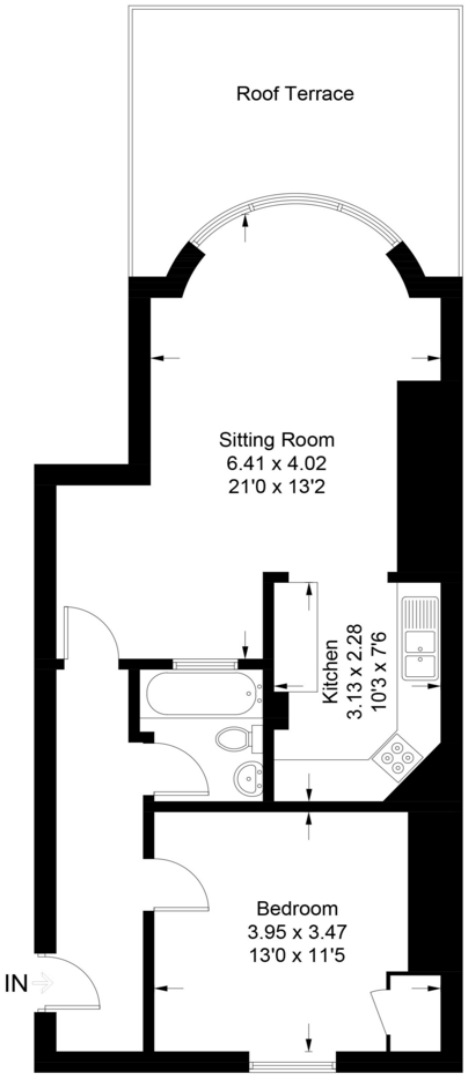
This charming one-bedroom apartment on the first floor offers a perfect blend of modern living and classic character, situated in a sought-after area of central Brighton, just a stone's throw from the seafront. The open-plan kitchen and lounge create a welcoming space, ideal for both relaxation and entertaining. High ceilings and period features enhance the apartment's allure, adding to its spacious feel.

The double bedroom provides a cozy retreat, while the family bathroom is well-appointed for convenience. However, the standout feature of this property is undoubtedly the expansive roof terrace, which boasts breath-taking direct sea views-a perfect spot for enjoying sunsets or hosting gatherings.

With the added benefit of being sold with no onward chain, this apartment represents an ideal opportunity for those looking to enjoy the vibrant Brighton lifestyle.

Kilgannon House,
20-21 Norfolk Square Brighton, BN1 2PD

Approximate Gross Internal Area = 57.5 sq m / 619 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Accommodation

FIRST FLOOR

SITTING ROOM
21' 0" x 13' 2" (6.4m x 4.01m)

KITCHEN
10' 3" x 7' 6" (3.12m x 2.29m)

BEDROOM
13' 0" x 11' 5" (3.96m x 3.48m)

ENTRANCE HALL

OUTSIDE

ROOF TERRACE
(with direct sea views)

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.

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.

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.

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