

Sillwood Place, Brighton

£260,000 - £270,000



- **A Spacious West Facing Purpose Built Apartment**
- **One Double Bedroom**
- **20ft Open Plan Living Space With Modern Kitchen**
- **Private Balcony With Sea Views**
- **Allocated Underground Parking Space**
- **Share Of Freehold & No Onward Chain**

To view all our homes: phillipsandstill.co.uk

Osprey House, Sillwood Place, Brighton, BN1 2ND



This bright & well presented purpose built apartment is one of the larger sized one-bedroom configurations in the building and benefits from a lift service, lovely communal gardens and share of the Freehold. Sillwood Place is an amazingly vibrant & convenient location just off Western Road with its wealth of amenities and a few minutes' walk from our famous seafront. Waitrose is close by and both Hove & Brighton mainline railway stations are within easy reach for any commuters. Churchill Square and Seven Dials are both also within a short walk.

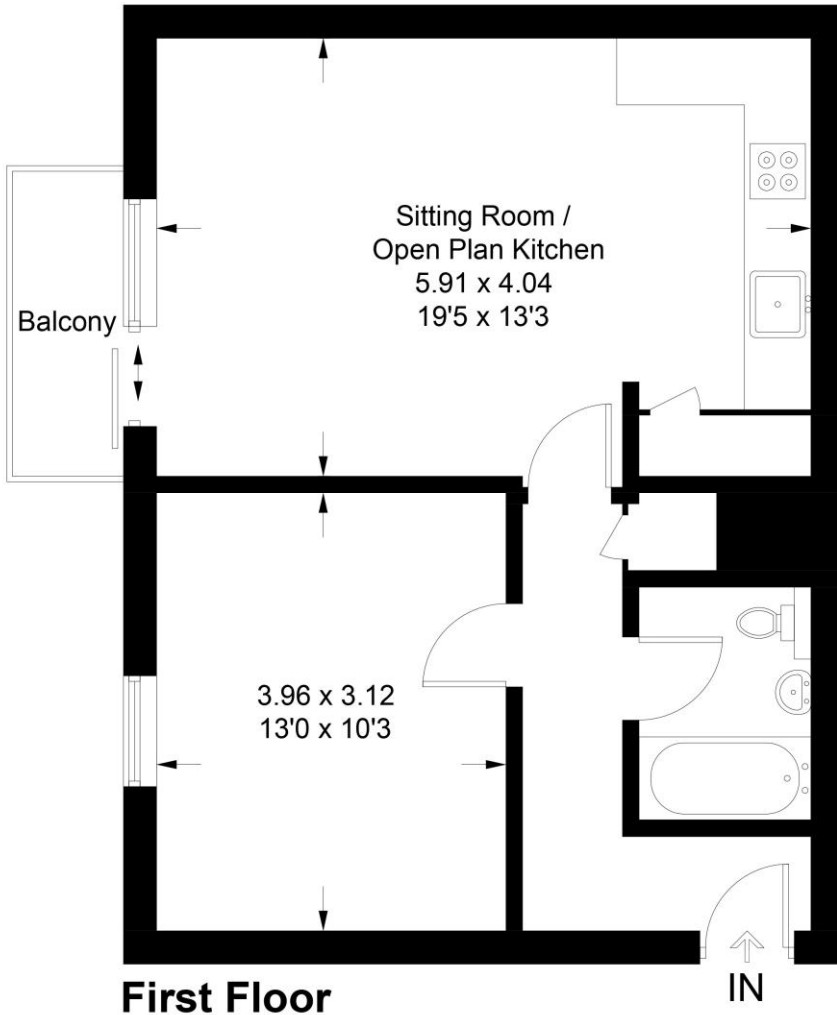
Situated on the first floor with a wonderfully sunny West facing aspect, it features impressive open plan living space of nearly 20ft with a generous modern kitchen area, a fantastic double bedroom and great amount of built-in storage. You have a private West facing balcony with wonderful sea views and an allocated parking space in the underground garage so worries of traffic wardens will be a thing of the past!

Another notable advantage is that the apartment is being sold with no onward chain making it an attractive option for first-time buyers, investors or those looking for a second / holiday home as it is ready to move straight into.



Osprey House, Sillwood Street, Brighton, BN1 2NE

Approximate Gross Internal Area = 47.7 sq m / 513 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

Accommodation

Lift service & stairs to:

FIRST FLOOR

ENTRANCE HALL
With built-in storage cupboard

WEST FACING OPEN PLAN LOUNGE / DINER
19' 5" x 13' 3" (5.92m x 4.04m)

MODERN KITCHEN AREA
With large built-in storage cupboard / pantry

DOUBLE BEDROOM
13' 0" x 10' 3" (3.96m x 3.12m)
West facing

BATHROOM

OUTSIDE

PRIVATE WEST FACING BALCONY
Access from lounge / diner

UNDERGROUND ALLOCATED PARKING SPACE





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		
69-80	C		
55-68	D	62 D	62 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 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
- 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.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk